

# Carlisle Business Park Sheffield

Available to Let  
Warehouse  
2,516 - 5,055 sq ft

Full height roller shutter



Fitted office



Secure parking



Secure yard



Three-phase electricity



# Carlisle Business Park

Chambers Lane, Sheffield, S4 8DA



## Description

Carlisle Business Park comprises a high quality estate of 16 modern industrial/warehouse and trade units, ideally located in the lower Don Valley region of Sheffield.

The properties are terraced units of portal frame construction with clad elevations beneath a pitched roof incorporating translucent light panels. The units are finished to a specification to include full height ground level roller shutter doors, fitted office accommodation, WC and kitchenette / welfare facilities. Externally, there is a secure shared yard with a parking and loading area.

## Location

Carlisle Business Park is within the Don Valley region of Sheffield. The available accommodation is situated just off Carlisle Street, accessed via Petre Street and Upwell Street, and close to J34 of the M1 Motorway. The subject property is located circa 3 miles from Sheffield City Centre.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

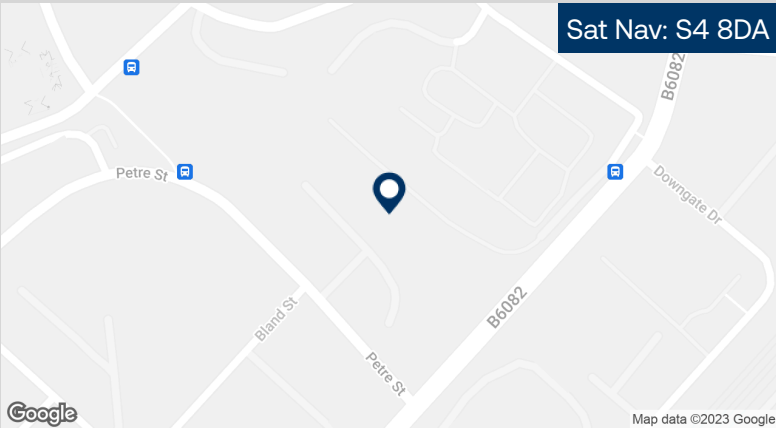
## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
11	Warehouse	2,539	24/02/2025	
12	Warehouse	2,516	Immediately	£2,516.00 PCM
Total		5,055		

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