



Hardstanding Open Storage Site 0.25 - 2.45 Acres (0.1 - 0.99 Hectares)

- Level concrete hardstanding yard
- Site can be split in to smaller plots
- Secure site

Hardstanding Open Storage Site

0.25 - 2.45 Acres (0.1 - 0.99 Hectares)

Location

Claywheels Lane is located a short distance from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

Description

Niagara Forge comprises a majority concrete open storage site which can be split in to small plots ranging from 0.25 acres. The site benefits from perimeter fencing and will have a shared access with the neighbouring occupier. The site benefits from connected mains water and electricity services.

Accommodation

The site can be split in to smaller plots ranging from 0.25 acres to 2.45 acres.

Accommodation

DESCRIPTION	ACRES	HECTARES
Niagara Forge	2.45	0.99
TOTAL	2.45 ACRES	0.99 HECTARES

Terms

The site is available on new lease terms to be agreed. Quoting rent is £55,000 per annum per acre for the whole site, rents to be agreed for smaller plots.

VAT

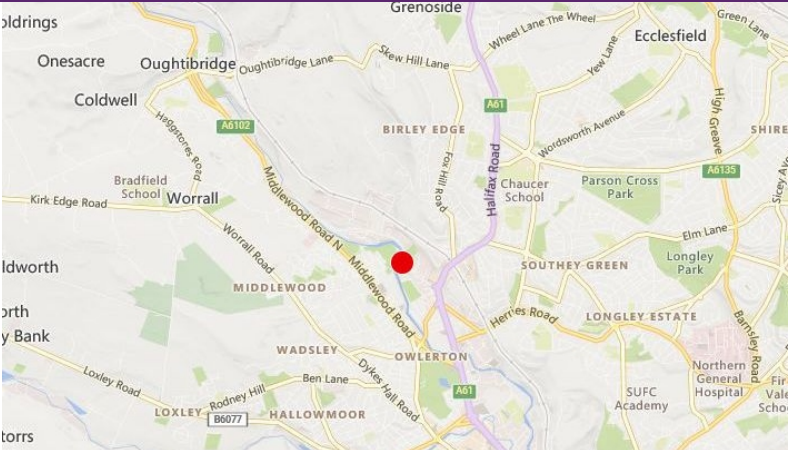
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Please refer to the Local Authority for information on Business Rates.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
 Mr Toby Vernon MRICS Mr Ed Norris MRICS
 T: 0114 270 9161 T: 0114 270 9160
 M: 07872 377 228 M: 07711 319 339
 E: toby@cpp.uk E: ed@cpp.uk

May 2025



0114 273 8857
www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.