



Claywheels
Industrial Estate

Claywheels Lane, Sheffield

TO LET

TRADE COUNTER/ INDUSTRIAL UNITS

7,100 - 29,539 sq ft
(660 - 2,744 sq m)



**LOCATED WITHIN CLOSE
PROXIMITY TO THE A61
AND M1 MOTORWAY**



**AVAILABLE
INDIVIDUALLY OR
COMBINED**



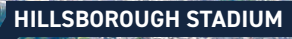
**MINIMUM EAVES
HEIGHT 6M**



**SECURE SITE
(AT OCCUPIERS REQUEST)**

S6 1LZ

/// facing.bricks.light

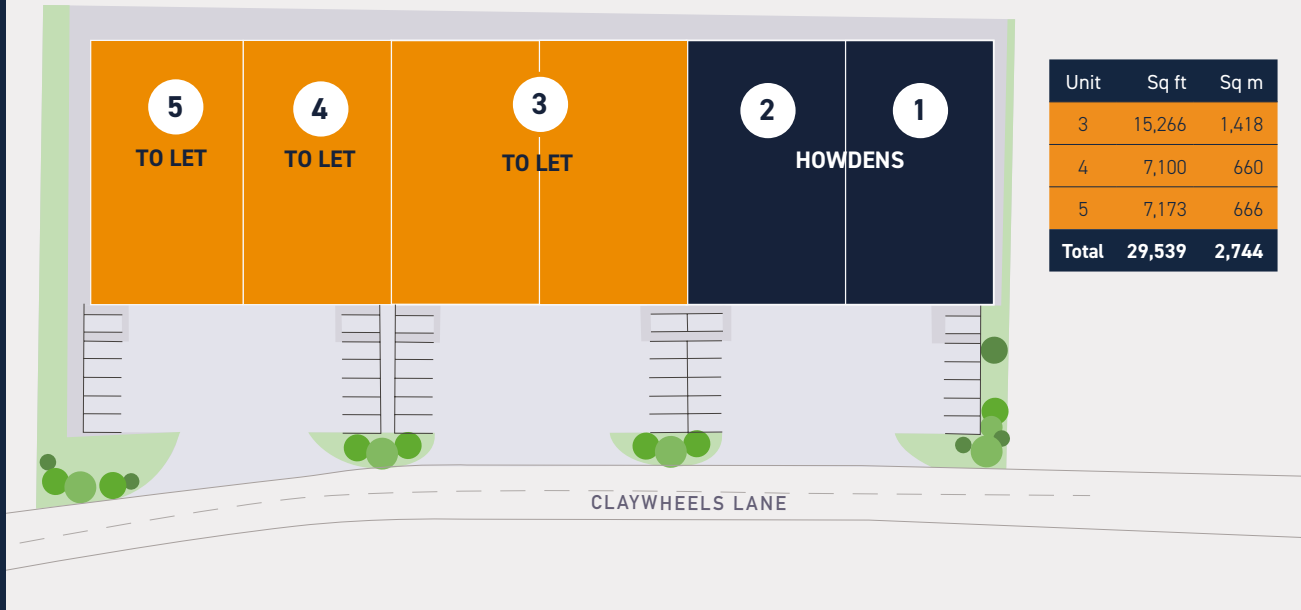


PENISTONE ROAD A61

J36 M1 6.5 Miles

Sheffield City Centre 3.5 Miles

7,100 - 29,539 (660 - 2,744 SQ M)



DESCRIPTION

The property comprises a terrace of six steel portal-framed units with brick and blockwork walls, clad elevations and a single-pitched, profile-clad roof. The terrace features six loading doors, two concertina and four up-and-over, providing access to four separate units. Units are available individually or can be combined to create larger spaces, with Unit 3 offering a double unit.

SPECIFICATION

Each unit has an element of office/reception accommodation with some extended at first floor level to increase the GIA. Internally the units provide an eaves height to the underside of 6m, which extends to 7.38m at the apex. Externally the estate provides a hardstanding yard/parking area to the front of the units.



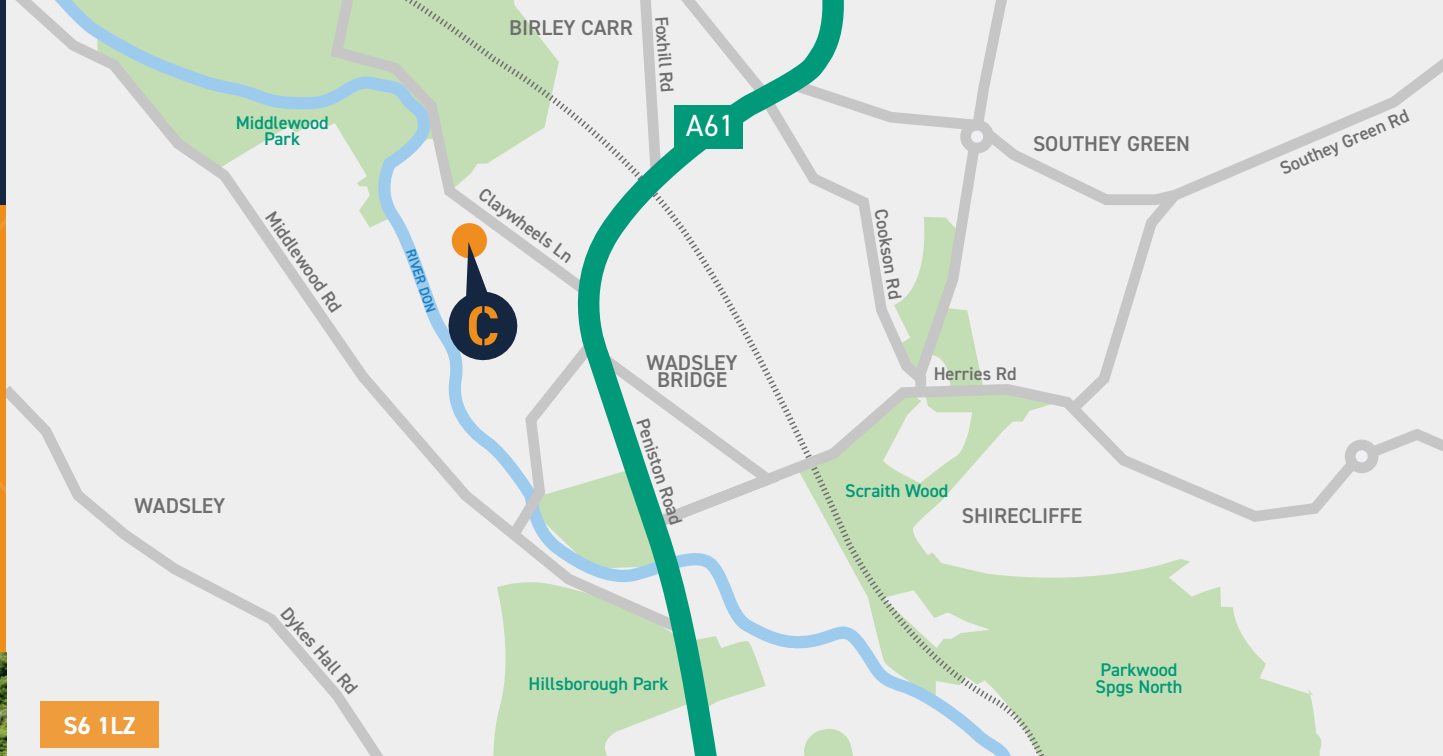
Claywheels Industrial Estate

Claywheels Lane, Sheffield S6 1LZ

LOCATION

Claywheels Lane is situated approximately 3.5 miles north of Sheffield City Centre just off the main arterial route of the A61 Penistone Road which links to Junction 36 of the M1 Motorway and Sheffield Centre from the north.

The area is considered a well-established commercial hub with a number of trade counter and prominent roadside occupiers, with the large Sainsbury's a short distance away. Additionally, Aldi are currently developing a new retail unit at the Herries Road site, close to Hillsborough stadium.



S6 1LZ

TERMS

The properties are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

Energy Performance Certificate rating of C 71.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
CPP and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by CPP and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is April 2025.

Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk

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