



## Secure, Open Storage Land 1 - 16.5 Acres (0.4 - 6.68 Hectares)

- Various areas of hard standing
- Plots from 1 acre plus
- Electricity is available for connection

# Secure, Open Storage Land

## 1 - 16.5 Acres (0.4 - 6.68 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

The site comprises a large industrial complex extending to approximately 29.68 acres in total. The site is currently let in part to various tenants with up to 16.5 acres vacant and available to let. This is divided into a number of plots ranging in size from approx 1.0 acre.

### Accommodation

The available plots are as follows:

#### Accommodation

| DESCRIPTION  | ACRES             | HECTARES             |
|--------------|-------------------|----------------------|
| Plot 2       | 2.5               | 1.01                 |
| Plot 3       | 1.48              | 0.6                  |
| Plot 4       | 1.25              | 0.51                 |
| Plot 5 & 6   | 5.27              | 2.13                 |
| Plot 8       | 0.39              | 0.16                 |
| Plot 9       | 0.88              | 0.35                 |
| Plot 11 b    | 2.4               | 0.97                 |
| Plot 13      | 2.33              | 0.94                 |
| <b>TOTAL</b> | <b>16.5 ACRES</b> | <b>6.68 HECTARES</b> |

### Terms

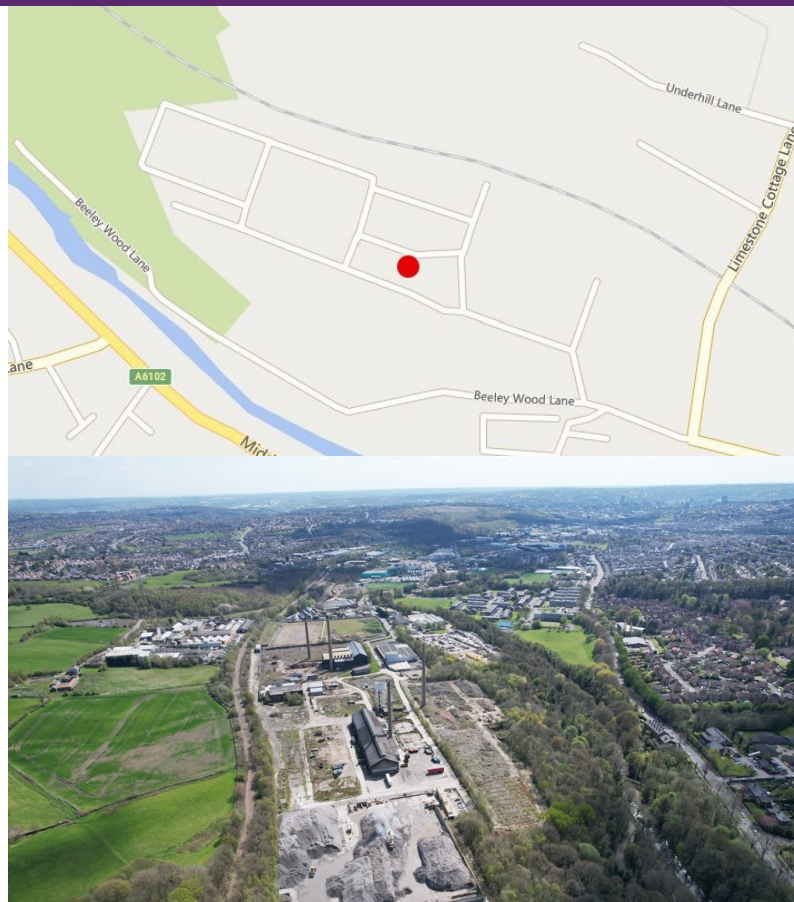
Available to let on new lease terms to be agreed.

### VAT

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

### 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  
T: 0114 270 9161  
M: 07872 377 228  
E: [toby@cpp.uk](mailto:toby@cpp.uk)  
Will Rowe  
T: 0114 2738857  
M: 07709 281 377  
E: [will@cpp.uk](mailto:will@cpp.uk)

August 2025



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.