



Industrial Unit - To Let

2,267 Sq Ft (210.6 Sq M)

- Well located secure estate
- Good motorway access to J34 M1
- Large shared yard area

Industrial Unit - To Let

2,267 Sq Ft (210.6 Sq M)

Location

Enterprise Industrial Estate is located adjacent to the Supertram route approximately 2 miles to the north east of Sheffield City Centre. Sheffield Parkway (A57) is also in close proximity. Access to the M1 is via junction 34 & is within 2 miles of the estate.

Description

Enterprise Park is situated in an established commercial location and offers a range of high-quality, modern warehouse/industrial units on a secure fenced estate. Accessed from Arras Street, the units benefit from:

- > Three-phase power supply
- > LED lighting,
- > Allocated parking and well proportioned
- > Shared yard areas.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,267	210.6
TOTAL	2,267 SQ FT	210.6 SQ M

Terms

The unit is available on new lease terms to be agreed. Quoting £24,000 + VAT per annum.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate. This currently runs at approximately £0.79p per sq ft exclusive.

VAT

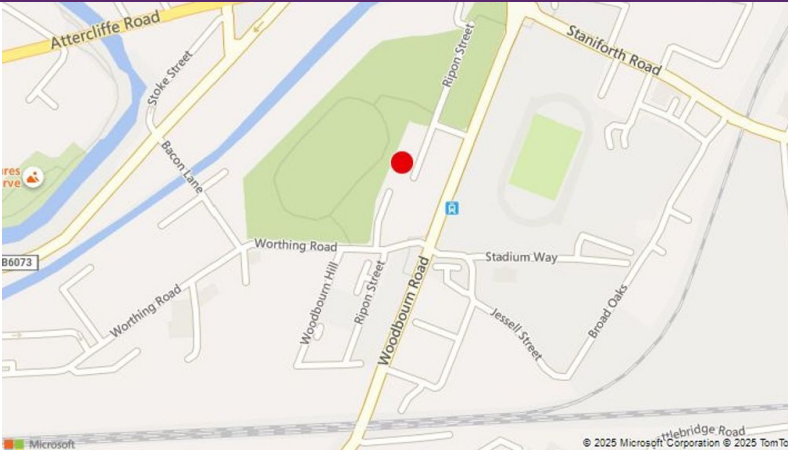
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available upon request.

EPC Rating

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
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk

October 2025