



Claywheels
Industrial Estate

Claywheels Lane, Sheffield

TO LET

TRADE COUNTER/ INDUSTRIAL UNITS

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

UNDER
REFURBISHMENT



LOCATED WITHIN CLOSE
PROXIMITY TO THE A61
AND M1 MOTORWAY



WORKS UNDERWAY
INCLUDING NEW
INSULATED ROOF



EPC B RATING



GATED AND FENCED
YARDS TO THE FRONT

S6 1LZ

/// facing.bricks.light

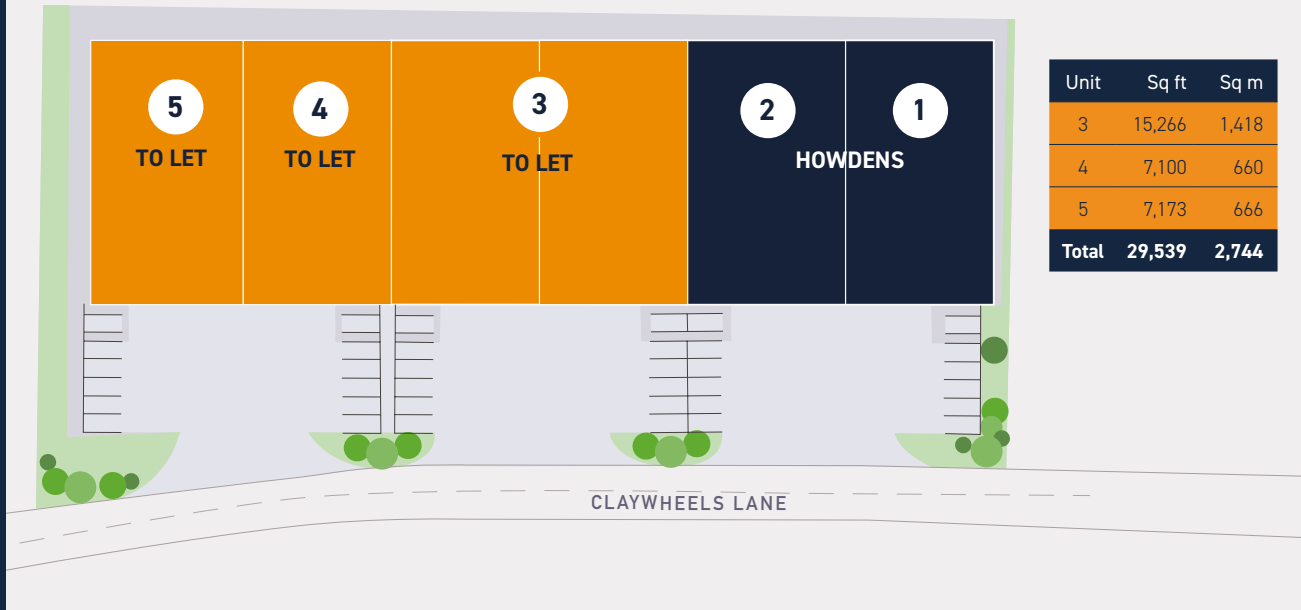


PENISTONE ROAD A61

← 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 5 trade counter / industrial units with new insulated roofs and generous secure yard areas to the front. Each unit has an up-and-over loading door, pedestrian entrance, office and welfare facilities. Unit 3 is a double unit and Units 4 & 5 are single units. Units can be taken together if required.

SPECIFICATION

- REFURBISHED UNITS WITH NEW INSULATED ROOFS
- GATED AND FENCED YARD AREAS
- REFURBISHED OFFICE / WELFARE FACILITIES
- EPC RATING B
- 6M EAVES RISING TO 7.38M UNDER THE APEX



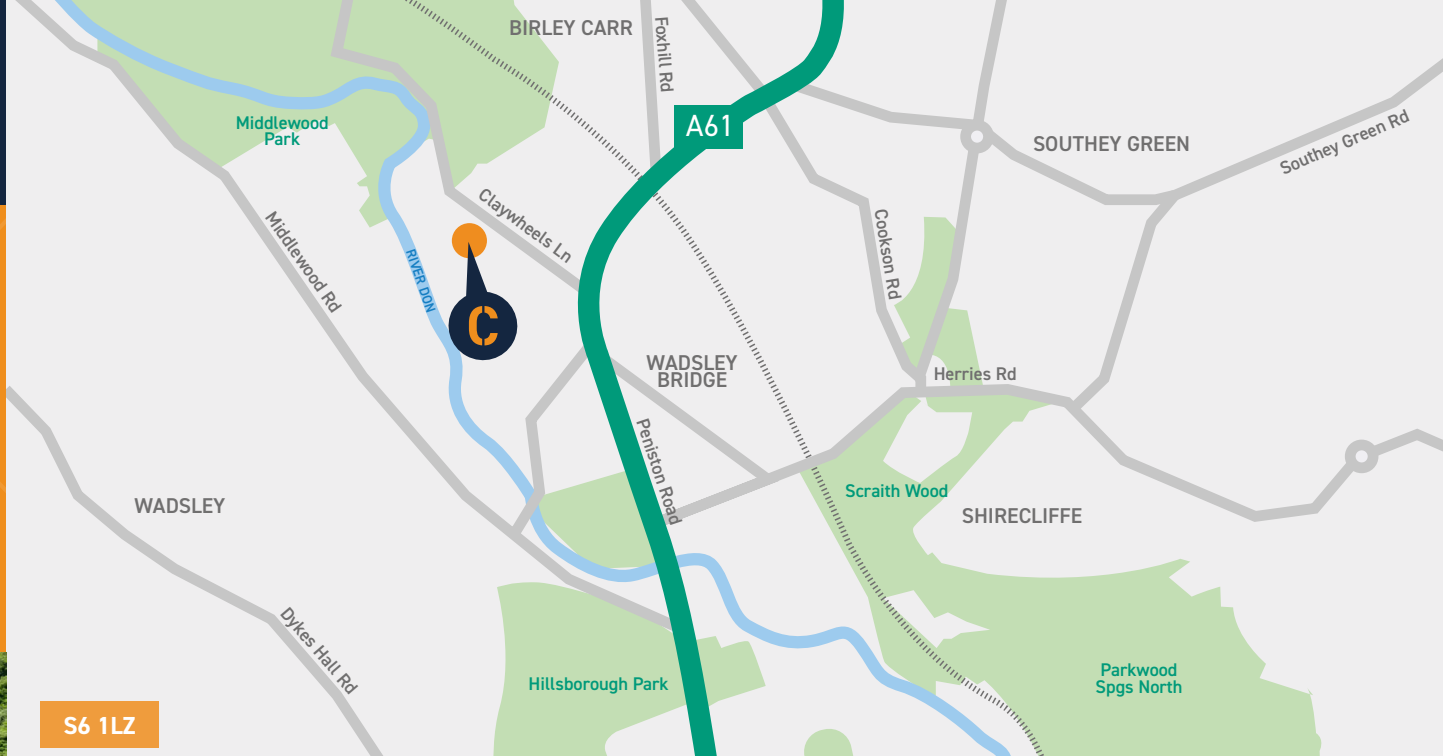
Claywheels Industrial Estate

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 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 B

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 November 2025.

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