



Industrial Unit To Let 6,685 Sq Ft (621.04 Sq M)

- Power & Water Supplied
- Within a Manned Security Guarded Estate with CCTV
- Available on Short or Long Term Occupation
- Self Contained with Fencing

Industrial Unit To Let

6,685 Sq Ft (621.04 Sq M)

Location

Beeley Wood Industrial Estate is located a short distance away 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 property comprises an industrial use canopy with associated concrete yard, situated within the established Beeley Wood Industrial Estate in Sheffield.

The canopy provides a covered area of approximately 6,685 sq ft, suitable for a range of storage, distribution or light industrial uses, benefiting from a total site area of approximately 10,230 sq ft. The yard is fully concrete surfaced, offering practical external space for loading, storage or vehicle manoeuvring.

The unit benefits from metered power and water supplies, with CCTV already installed, enhancing operational security. The property is available immediately and is offered at a rent of £2,000 + VAT per calendar month.

Additional yard space available on the estate.

Accommodation

DESCRIPTION	SQ FT	SQ M
Covered Area	6,685	621.04
Open Yard	3,545	329.33
TOTAL	6,685 SQ FT	621.04 SQ M

Terms

Property available to rent on new FRI lease terms.

Quoting £24,000 + VAT per annum.

VAT

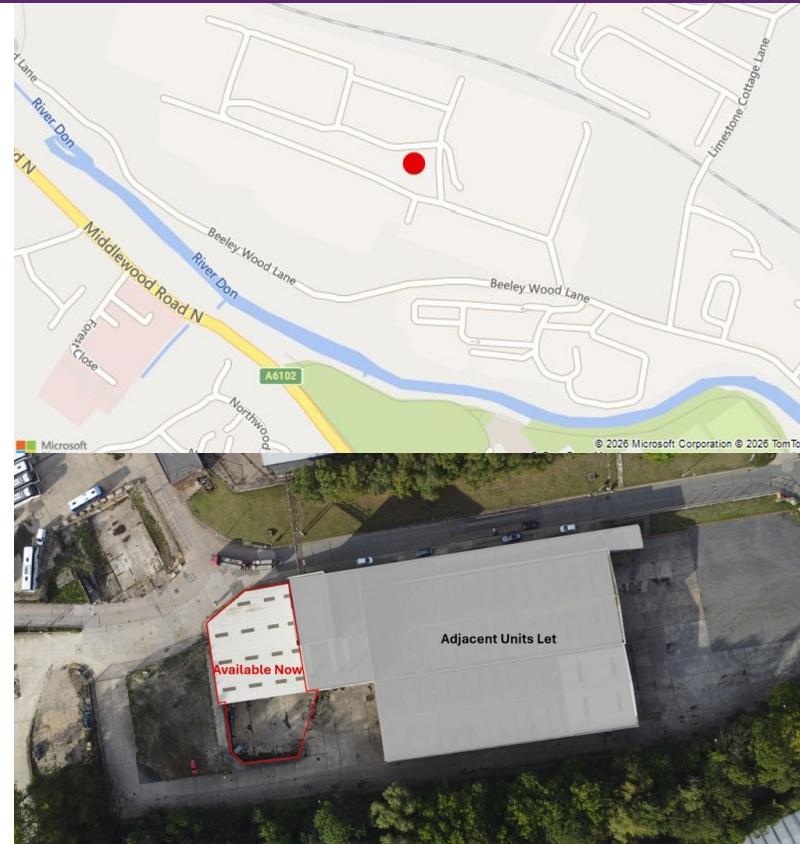
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request

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
Will Rowe Mr Toby Vernon MRICS
T: 0114 2738857 T: 0114 270 9161
M: 07709 281 377 M: 07872 377 228
E: will@cpp.uk E: toby@cpp.uk

January 2026