



Industrial Unit - To Let

1,125 - 2,250 Sq Ft (104.51 - 209.02 Sq M)

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

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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.

Unit 28 - 1,125 Sq Ft - £12,500 + VAT per annum

Unit 30 - 1,125 Sq Ft - £12,500 + VAT per annum

Units are neighbouring and can be taken individually or combined.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 30	1,125	104.51
Unit 28	1,125	104.51
TOTAL	2,250 SQ FT	209.02 SQ M

Terms

The unit is available on new lease terms to be agreed. 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

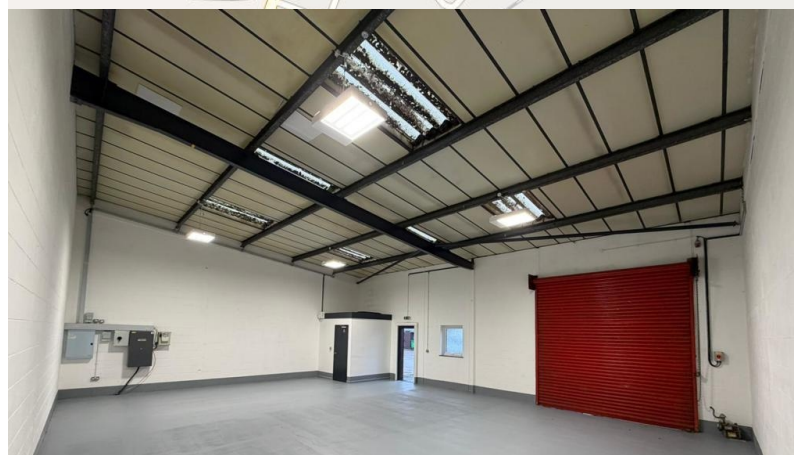
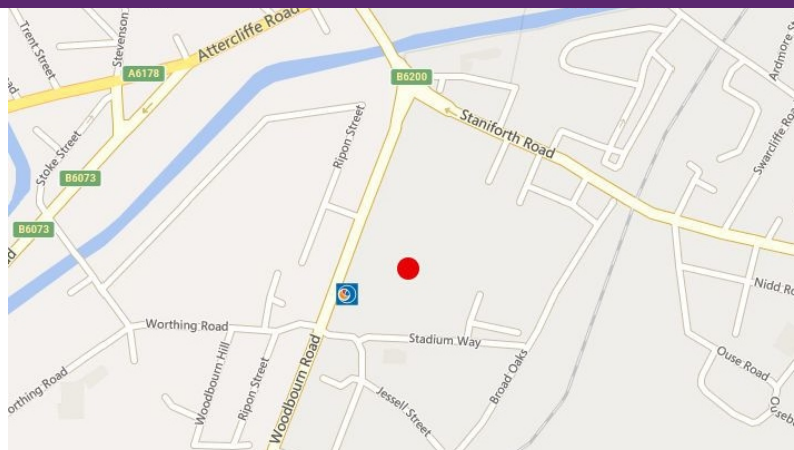
All figures are quoted exclusive of VAT at the prevailing rate.

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
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February 2026