



## Warehouse Units with Offices

818 - 1,848 Sq Ft (75.99 - 171.68 Sq M)

- Good quality warehouse / industrial units
- Large secured yard with perimeter fence
- Generous eaves height and large loading door
- Good motorway access to J34 M1

# Warehouse Units with Offices

## 818 - 1,848 Sq Ft (75.99 - 171.68 Sq M)

### Location

Century Street is situated along Coleridge Road, just off Attercliffe Common A6178, one of the main routes into the city centre. Junction 34 of the M1 is easily reached within 2 miles of the estate. It lies within close proximity to Sheffield City Centre and Sheffield Airport is within a 30 minute drive. Nearby Darnall station offers regular and direct services to Lincoln Central and Sheffield.

### Description

The units are of steel frame construction with brick/block work elevations at low level with insulated profile steel sheet cladding above. There is an effective eaves height of approximately 4.2m. Each unit has a roller shutter vehicle access/loading door and a separate personnel door, communal yard, security fence and lockable gates to the estate.

Unit 3 - 875sqft - £10,063 + VAT per annum  
 Unit 9 - 818sqft - £9,407 + VAT per annum  
 Unit 15 - 850sqft - £9,775 + VAT per annum  
 Unit 46 - 1,848sqft - £19,404 + VAT per annum

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 9	818	75.99
Unit 15	850	78.96
Unit 46	1,848	171.68
Unit 3	875	81.29
<b>TOTAL</b>	<b>1,848 SQ FT</b>	<b>171.68 SQ M</b>

### Terms

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

Unit 1 - £19,125 per annum

Unit 9 - £9,407 per annum

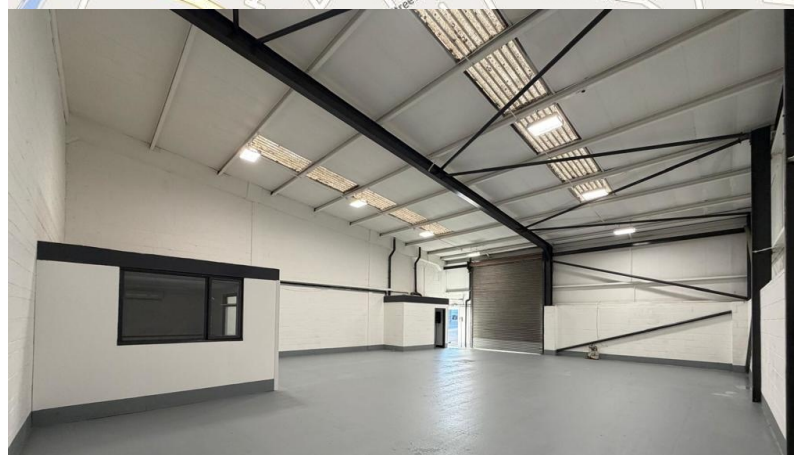
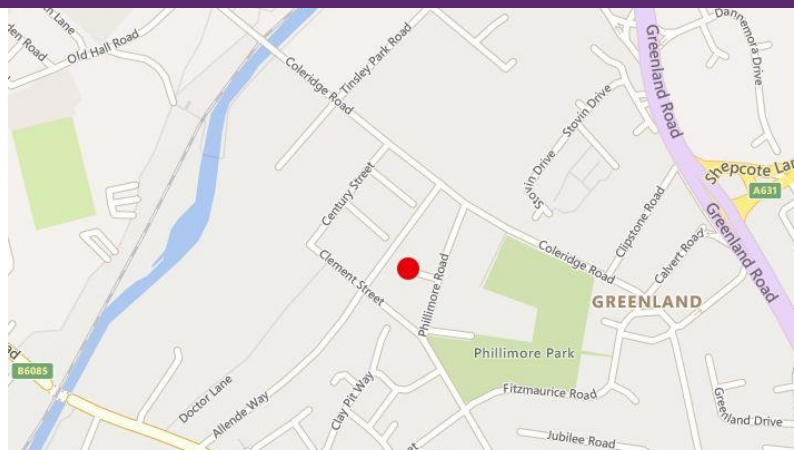
Unit 46 - £19,404 per annum

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

February 2026



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.