

New workspace units
3,330 sq ft to 13,320 sq ft



VALLEY
TRADE PARK



1.5 miles from Jct 34A M1

SHEFFIELD, S9 5EX

www.littonproperties.co.uk

LITTON
PROPERTIES

OVERVIEW

Valley Trade Park sets a new benchmark for trade counter, warehouse, and light industrial space in Sheffield. Comprising four high-quality, flexible units of approximately 2,500 sq ft ground floor plus 830 sq ft first floor, the development is purpose-built to support occupiers across a wide range of sectors. Each unit is finished to a high specification and benefits from generous on-site parking, efficient service and circulation areas, and prominent visibility within this established location on Sheffield's outer ring road.

Whether you are a regional distributor, trade counter operator, or light manufacturer, Valley Trade Park provides the infrastructure, accessibility, and commercial environment needed to support operational efficiency and business growth.



Similar specified Litton buildings at Riverside Business Park Bakewell



Similar specified Litton buildings at Riverside Business Park Bakewell



SITE PLAN



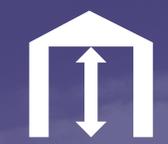
SPECIFICATION



Excellent Yard & Turning Circles



EV Charging Points



Eaves Height 6.5m to haunch



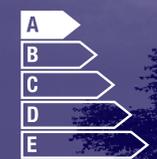
4 Car Parking Spaces per unit



Floor Loading 37.5 kN/m²



BREEAM 'Very Good'



EPC A

New workspace units **3,330 sq ft** to **13,320 sq ft**



LOCATION

Valley Trade Park occupies a prominent position at the junction of Greenland Road and Shepcote Lane, forming part of Sheffield's outer ring road. The location offers excellent connectivity, lying approximately 1 mile from Junction 34 of the M1 Motorway (Meadowhall Shopping Centre) and around 3 miles east of Sheffield City Centre.

The established estate is home to occupiers including GSF Car Parts, reinforcing its strong trade and industrial profile. Nearby amenities include Costa Coffee, along with an extensive range of food, leisure, and entertainment options at Valley Centertainment and Broughton Lane, located just 300 metres away.



TERMS

The premises will be available to lease by way of new leases directly from the landlord on terms to be agreed.

VAT

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

BUSINESS RATES

The units will be assessed for Business Rates following Practical Completion.

ESTATE / SERVICE CHARGE

An estate / service charge will be payable by tenants to contribute to the maintenance and management of the wider estate.

PLANNING

The available units will benefit from B2 / B8 / E class planning consent. The units could be suitable for a variety of uses, including industrial / trade, retail and leisure, subject to any necessary planning consents.

EPC RATING

EPCs will be available upon Practical Completion of the units.

ANTI-MONEY LAUNDERING

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 bear their own legal costs in the transaction.

FURTHER INFORMATION

For further information please contact the joint agents.



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