

For Sale / To Let

0.4 to 1.275 acres

2,396 sq. ft Warehouse also available

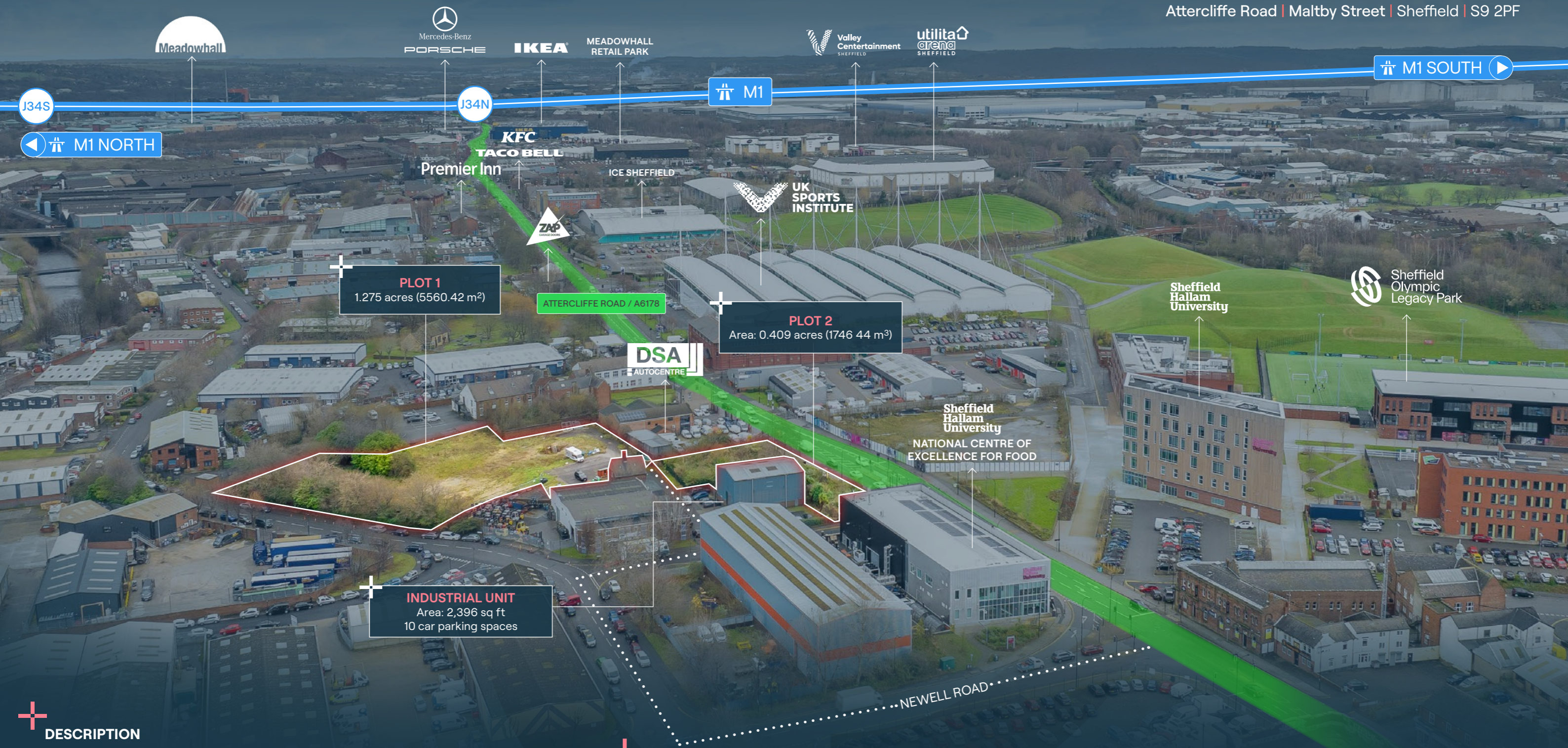
attercliffe⁺ common

Sheffield / J34 M1



Build to Suit Opportunities / Land Opportunities

Suitable for a wide variety of uses subject to planning including industrial and warehousing, roadside, trade, leisure, hotel



PLOT 1
1.275 acres (5560.42 m²)

PLOT 2
Area: 0.409 acres (1746.44 m²)

INDUSTRIAL UNIT
Area: 2,396 sq ft
10 car parking spaces

ATTERCLIFFE ROAD / A6178

NEWELL ROAD

J34S
M1 NORTH

M1 SOUTH

DESCRIPTION

The available development sites can be sold together or individually. Consideration may be given to leasing the sites either together or individually.

Given the location of the site, the opportunity could suit industrial and warehousing occupiers, roadside or trade occupiers, leisure facilities or a hotel (subject to planning).

An existing industrial unit next to Plot 2 has a gross internal area of 2,396 sq ft and this can be offered separately. The car park to the side provides approximately 10 car spaces. It is a high bay unit with eaves height of approximately 8 metres and has an overhead crane of 10 ton capacity.

Further, our client may consider build to suit opportunities on the site, to suit occupier's specific requirements. We would welcome the opportunity to discuss occupiers requirements further to explore how they could be accommodated on site.

The plots shown are immediately available.

LOCATION

The site is located fronting Attercliffe Road, close to the junction Newhall Road, in the established Don Valley area of Sheffield.

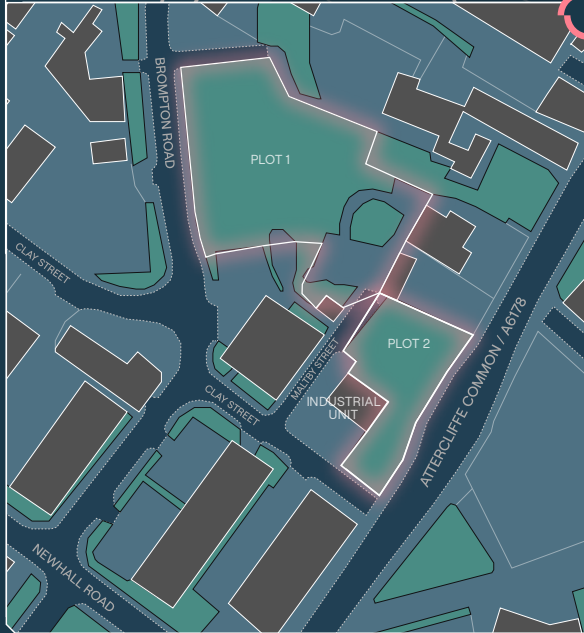
The surrounding area is an established commercial location, home to a mixture of industrial, road side and leisure operators, including Sheffield Hallam University's National Centre of Excellence for Food, English Institute of Sport Sheffield, Ice Sheffield, Premier Inn, Northside Truck and Van Dealership and Zap Garage Doors.

Directly opposite the site is Sheffield Olympic Legacy Park

Attercliffe Road (A6178) is the main arterial route into Sheffield City Centre, approximately 2 miles South West, Junction 34 of the M1 Motorway is approximately 1.5 miles to the North East. Meadowhall, Meadowhall Retail Park, Ikea and Sheffield Arena are within easy reach.



attercliffe⁺
common



DEMOGRAPHICS

Attercliffe Common is situated in the Don Valley area of Sheffield providing a large and immediately accessible labour supply with excellent private & public Transport connectivity and wider time demographics.



585,000
population



230,000+
households



31,257
vehicles passing on
Attercliffe Rd

Annual Average Daily Flow 2022



1.5 million
potential employees
within 30 mins



75%
of the UK population
within 4.5 hours

Source:
Nomis, Department for Transport
(Road Traffic Statistics)

TERMS

Land and build to suit opportunities are available for sale/to let, subject to terms and covenant.

LEGAL COSTS

Each party to bear their own legal costs incurred.

AML

The tenant / purchaser will be required to satisfy AML requirements.

VAT

All figures quoted are subject to vat where applicable.



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