



Detached Industrial/Warehouse Unit 5,784 Sq Ft (537.33 Sq M)

- Excellent Location close to J33 M1
- Available For Immediate Occupation
- Three Phase Power Supply
- Planning Granted for Extensions to Warehouse and Yard

Detached Industrial/Warehouse Unit

5,784 Sq Ft (537.33 Sq M)

Location

Located on Orgreave Crescent in Sheffield, the property sits within a well-established industrial area of Dore House Industrial Estate, approximately 5 miles east of the city centre. The unit benefits from strong road connectivity, with quick access to the Sheffield Parkway, which links directly to M1 motorway at Junction 33. This provides strong regional and national connections, making the site particularly suitable for logistics and trade counter uses.

Surrounding occupiers include a mix of national and regional businesses. Orgreave Crescent offers a practical and well-connected industrial setting, ideal for businesses seeking efficient access to both local and national markets.

Description

The property comprises a detached industrial unit of steel portal frame construction, incorporating a combination of brickwork and profile metal clad elevations beneath a single pitch roof. The unit provides open warehouse accommodation with a solid concrete floor, suitable for a range of industrial and storage uses.

Access is via a loading door, opening onto a dedicated yard which provides space for loading, circulation, and on-site car parking. Internally, the unit benefits from an integrated office block offering open plan office accommodation, together with welfare facilities including kitchen and WC provisions. Above the office area is a storage mezzanine accessed directly from the warehouse.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,897	454.93
Office	887	82.4
TOTAL	5,784 SQ FT	537.33 SQ M

Terms

The property is available to purchase. Quoting £635,000 + VAT

VAT

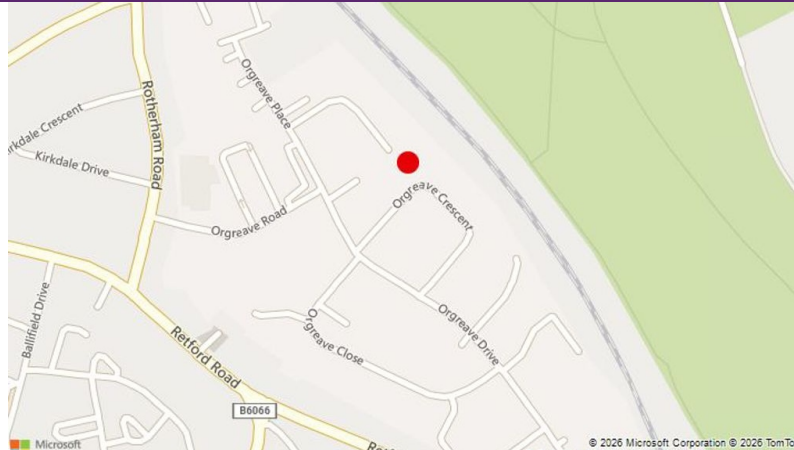
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value for the premises at £28,000. Standard UBR multiplier of £0.48 per £1, the rates payable will be £13,440.

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

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