**To Let**
396 Attercliffe Road
Sheffield
S9 3QN


# TO LET - Trade Counter / Industrial Unit

## 4,426 Sq Ft (411.18 Sq M)

- Prominent Location
- Secure Yard / Off Road Parking
- Dedicated Trade Counter and Warehouse areas

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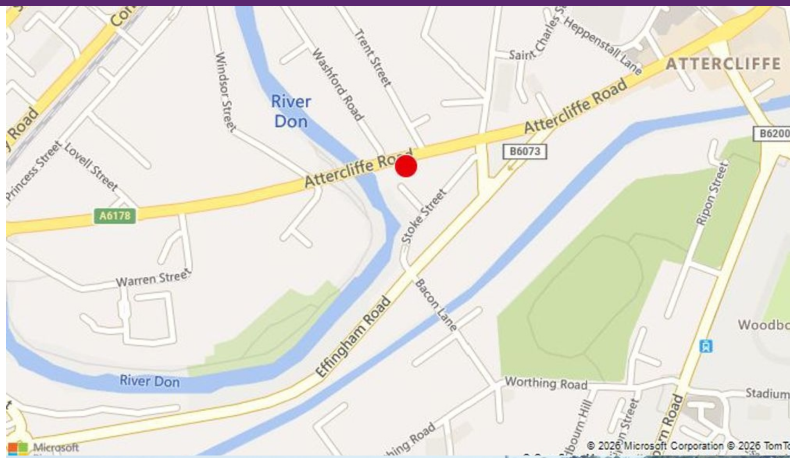


### Location
Situated on Attercliffe Road (A6178), this trade counter / industrial unit benefits from a prominent road-side position within Attercliffe, an established industrial area of Sheffield. The property offers excellent accessibility, with good road links to the city centre, the Sheffield Parkway, and Junction 34 of the M1 motorway. The surrounding area is home to a mix of trade occupiers and light industrial units.

### Description
The unit comprises a detached, self-contained steel portal frame warehouse with brick/block profile clad elevations beneath a pitched roof. To the front, there is a brick-built trade counter / office & reception area, providing a clear, dedicated, customer-facing entrance.

Access to the warehouse is via a full-height roller shutter door, while the trade counter is served by a dedicated pedestrian entrance. Externally, the unit provides a dedicated and secure hardstanding yard, suitable for loading and customer parking.

### Accommodation

| DESCRIPTION | SQ FT | SQ M |
|---|---|---|
| Ground Floor | 4,426 | 411.18 |
| **TOTAL** | **4,426 SQ FT** | **411.18 SQ M** |

### Terms
To let by way of an assignment of the current lease expiring on 26/01/2030 with a current passing rent of £39,750 + VAT per annum.

New lease terms are available by separate negotiation.

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

### Rateable Value
The VOA have the Rateable Value as £27,000.
Using the standard UBR of 0.48, this equates to £12,960 per annum payable.

### 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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|---|---|
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July 2026

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