



Secure, Open Storage Land To Let 3.15 Acres (1.27 Hectares)

- 2.4m high palisade fencing to the perimeter
- 190 amp 3 phase electricity supply - capacity to increase
- 4 number fast vehicle charge points
- External Lighting and CCTV installed
- Within a security guarded Industrial Estate
- No Scrap yards or vehicle breakers

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Location

Beeley Wood Industrial Estate is located a short distance from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

Description

The property is located within a large industrial complex extending to approximately 45 acres with 29 acres of usable hardstanding. The property is 3.15 acres with 2.4m high palisade fencing to the boundary. The property benefits from a 190 amp 3 phase electricity supply with scope to increase or decrease as the supply is privately fed. The property currently has a large office block totalling circa 1,250sqft with separated kitchen, meeting room, open plan section, toilets including a disabled toilet and lobby area. There is also a welfare cabin 32ft x 10ft, which has a shower, drying room, toilet and a kitchen. Both the office block and welfare cabin can be rented in addition to the 3.15 acres. The property also have 4 fast vehicle charge points, external lighting and CCTV. The Industrial Estate benefits from a manned guard positioned along the singular access road into the estate and external CCTV monitoring including ANPR with Rapid Response Back Up Security Team in the event of an intrusion.

Alternative size yards ranging from 0.25acres to 5.3acres are also available on the estate.

The property can be available from the 1st September 2026.

Accommodation

DESCRIPTION	ACRES	HECTARES
Plot 10	3.15	1.27
TOTAL	3.15 ACRES	1.27 HECTARES

Terms

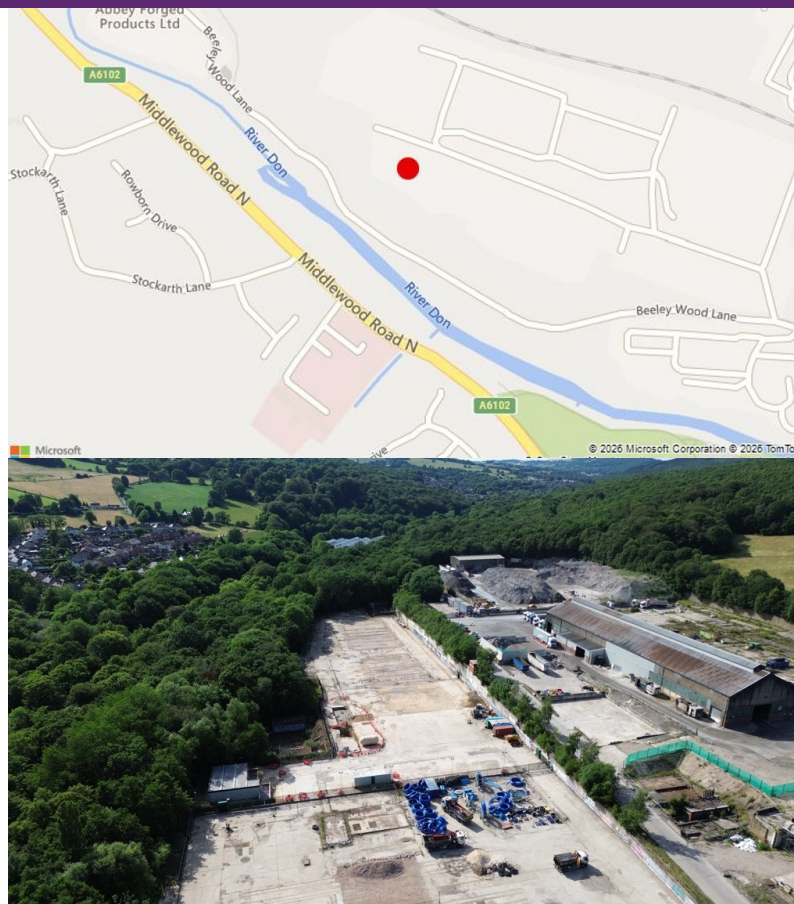
Available to let on new lease terms to be agreed.

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
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