COMMERCIAL PROPERTY PARTNERS

For Sale / To Let
28 Orgreave Close
Sheffield
S13 9NP

FOR SALE / TO LET - Industrial / Distribution Unit

17,838 Sq Ft (1,657.15 Sq M)

- Fully fitted cold store
- Eaves height up to 11m
- Close to Parkway and J33 M1

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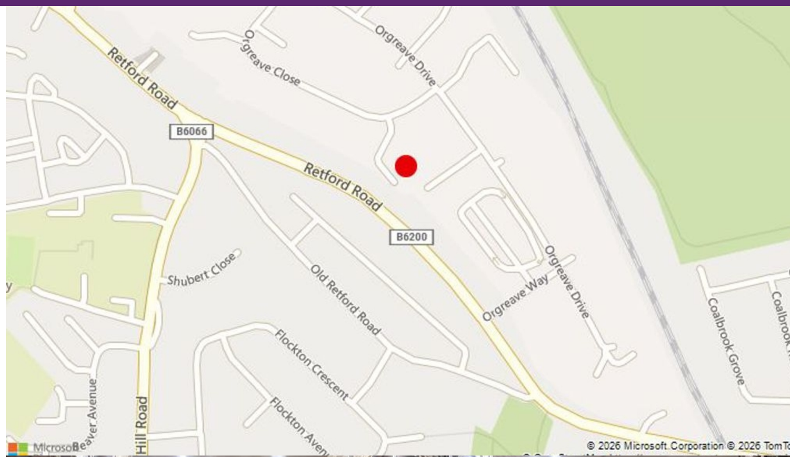
17,838 Sq Ft (1,657.15 Sq M)

Location

The subject property is situated within the established Dore House Industrial Estate, approximately 5 miles east of Sheffield city centre. The property benefits from strong connectivity, with quick access to Sheffield Parkway, providing a direct route to Junction 33 of the M1 motorway and the wider national motorway network. The location benefits from access to a large and skilled labour pool from the wider Sheffield and Rotherham areas.

Description

The property comprises a storage and distribution facility substantially extended and fitted as cold store accommodation. The warehouse is of steel portal frame construction beneath a pitched metal profile clad roof. The original building provides an internal ceiling height of approximately 5.85m with the rear extension benefitting from an internal eaves height of approximately 11m. Loading areas and forklift truck charging facilities are positioned to the front of the unit. A two-storey office block adjoins the main warehouse and is of brick construction beneath a flat roof. Internally, the offices provide a combination of cellular office accommodation and meeting rooms together with kitchen and welfare facilities including a canteen. Externally, the property benefits from a yard to the front of the building providing loading space together with parking for commercial vehicles. Additional car parking is located to the side of the unit, providing approximately 30 spaces.



Accommodation

DESCRIPTION	SQ FT	SQ M
Cold Store	11,689	1,085.91
Chillers	557	51.75
Ancillary	1,314	122.07
Ground Floor Office	2,139	198.71
First Floor Office	2,139	198.71
TOTAL	**17,838 SQ FT**	**1,657.15 SQ M**

Terms

For sale quoting £1,500,000 + VAT.
To let on new terms to be agreed quoting £115,000 + VAT pa.

VAT

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

Rateable Value

From April 2026, the VOA have the rateable value as £80,500.

EPC Rating

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 agents:

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