



Industrial Unit To Let

8,542 Sq Ft (793.55 Sq M)

- Generous 0.25 acre secure yard with street access
- Suitable for a variety of users STP
- Close to City Centre

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Location

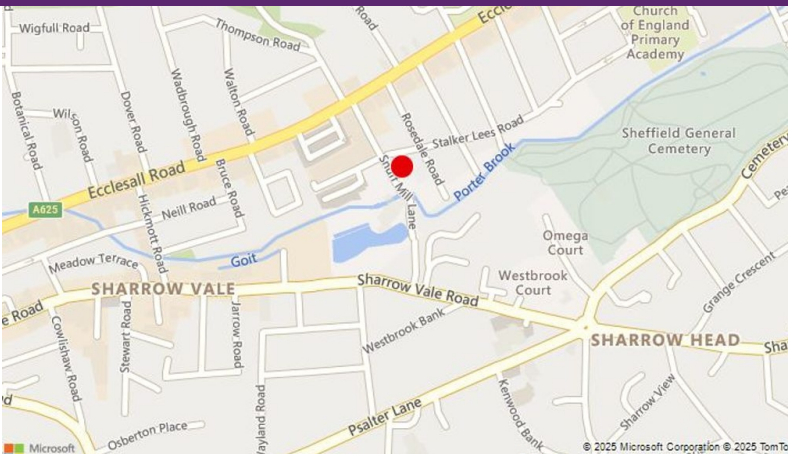
The property is situated on Stalker Lees Road, just off Ecclesall Road (A625), in the Ecclesall/Sharrow area of Sheffield. Ecclesall Road is one of the city's principal arterial routes, providing direct access to Sheffield city centre (approximately 2 miles to the north-east) and extending south-west towards Hunter's Bar, Ecclesall, and the Peak District.

This is a well-established mixed commercial and residential location, with strong local amenities and excellent connectivity. The surrounding area is home to a variety of independent businesses, retailers, and light industrial occupiers, residential neighbourhoods and student housing.

Description

Constructed of steel portal frame with full-height elevations, the property offers generous loading provisions, and a practical layout suitable for a wide range of industrial, storage, and distribution uses. The property provides a total gross internal area of 8,542 sq ft, comprising open-plan warehouse/workshop space. The unit benefits from cabin offices which can be reconfigured within the unit or completely removed upon request.

To the rear, the unit benefits from a secure, self-contained yard of approximately 0.25 acres, providing external storage, loading or parking space. The yard has direct street access, enhancing operational functionality and vehicle movement.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	8,542	793.55
TOTAL	8,542 SQ FT	793.55 SQ M

Terms

New FRI lease terms to be agreed. Quoting £55,000 + VAT per annum.

VAT

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

Rateable Value

The rateable value from April 2026 is £23,750, with £10,260 payable based on £0.432 in the pound.

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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September 2026



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