



For Sale - Industrial Unit with 20t Crane 19,028 Sq Ft (1,767.7 Sq M)

- 20 tonne overhead crane
- Close to J34 of M1 & Sheffield Centre
- 3 floors of Offices & Parking

For Sale - Industrial Unit with 20t Crane

19,028 Sq Ft (1,767.7 Sq M)

Location

The property is situated on Sanderson Street, in the Lower Don Valley region of Sheffield. Sanderson Street is located just off Brightside Lane, providing prominence and access between Sheffield city centre and Junction 34 of the M1 motorway. Sheffield city centre is approximately 2 miles to the south, while Junction 34 of the M1 is approximately 3 miles to the north-east. The location offers excellent connectivity to the wider road network and is well suited to occupiers requiring convenient access to both the city centre and the M1 motorway.

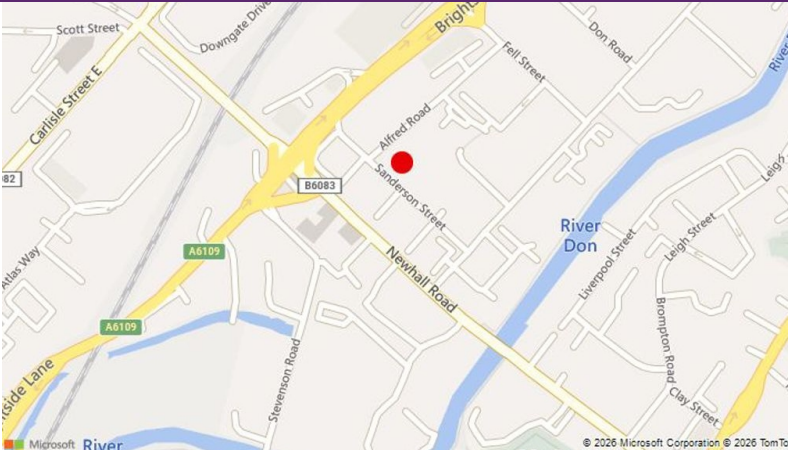
Description

The property comprises a detached industrial unit of steel portal frame construction with associated office and external yard. The building benefits from a concrete floor, brick and blockwork elevations with profile cladding, and a pitched roof.

The unit is equipped with a 20-tonne overhead crane and benefits from 2 large loading doors at opposing sides of the warehouse. Internally the unit provides a clear internal eaves height of approximately 8.15 metres to the underside of the haunch. Access to the reception/office section of the building is via a personnel door fronting Alfred Street. This section provides a reception and first/second floor offices along with a large reception area.

Externally, the property benefits from a secure side yard providing additional operational and storage space, together with a dedicated car parking area to the front of the unit.

The unit provides some prominence and is close to the main arterial route of Brightside Lane.



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
Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	13,710	1,273.66
Offices	5,318	494.04
TOTAL	19,028 SQ FT	1,767.7 SQ M

Terms

Quoting £1,600,000 + VAT

VAT

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

Rateable Value

Current RV is £79,500 with a payable of £38,160 based on 48p in the £.

October 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.