

TO LET (MAY SELL)

Manufacturing / Warehouse Unit

Unit 14 Provincial Park, Nether Lane, Sheffield, S35 9ZX

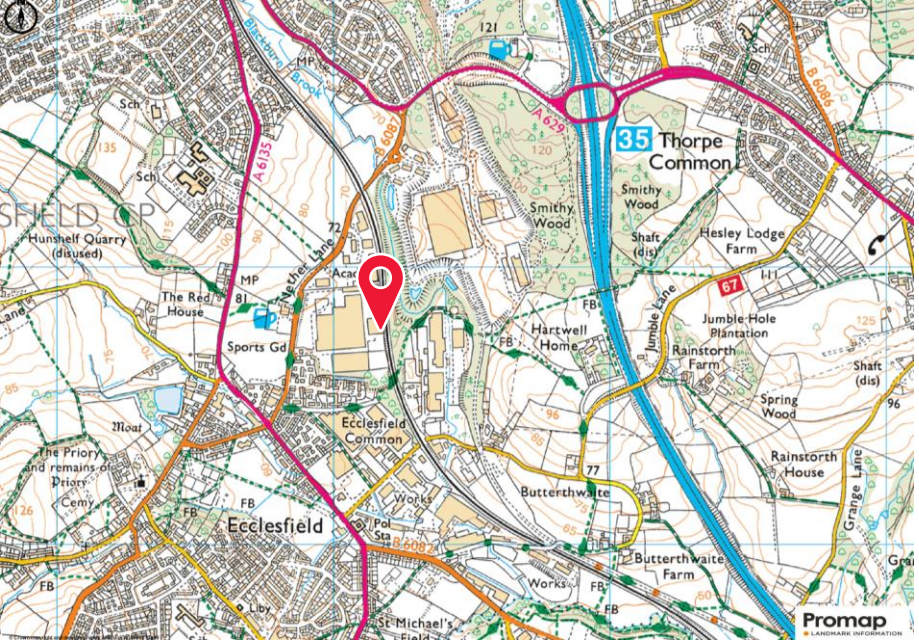
32,693 sq ft (3,570 sq m)

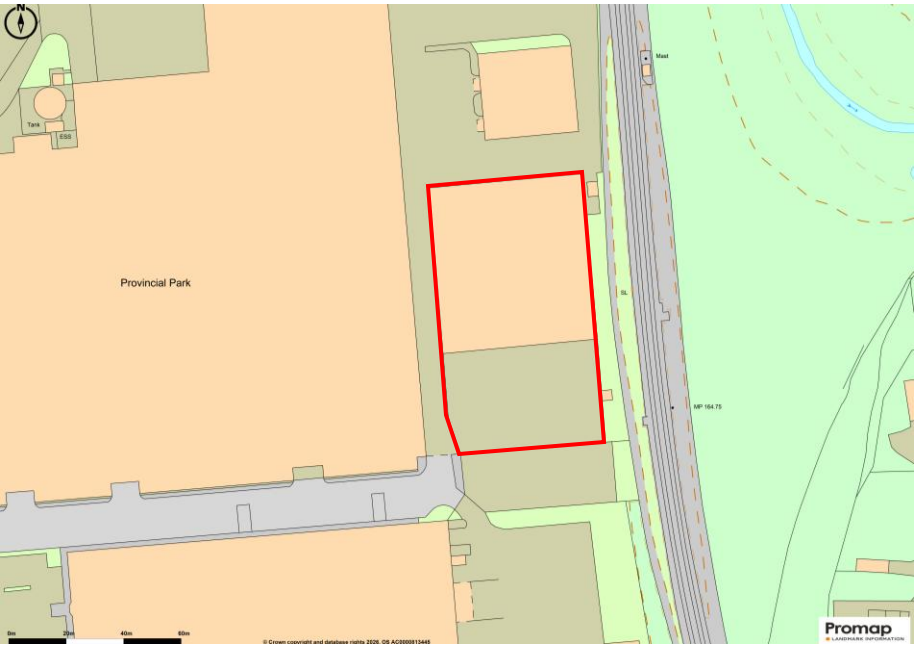
KEY FEATURES

- Excellent transport links, with convenient access to Junction 35 of the M1
- Located within an established industrial estate
- Detached industrial/manufacturing unit
- 8.1m eaves height
- Two level-access loading doors
- Secure yard area
- Six overhead cranes

(available subject to discussions with outgoing Tenant)

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Property Location

The property is situated within the established Provincial Park off Nether Lane in Ecclesfield Common, north of Sheffield. The area benefits from convenient access to the M1 motorway via Junction 35, providing efficient links to Sheffield (5 miles south), Rotherham (5 miles southeast) and the wider South Yorkshire region. The surrounding area comprises a mix of industrial, commercial and employment uses, making it a suitable location for manufacturing, engineering, storage and distribution businesses. The location also benefits from access to a skilled local workforce and established business community.

Property Description

The property comprises a detached industrial/manufacturing unit of steel portal frame construction, arranged over three bays. The building features profile metal-clad elevations and roof, together with a concrete-surfaced loading area incorporating a large roller shutter door providing access to the yard. A further large roller shutter door is located on the northern elevation. Externally, the property benefits from on-site parking, circulation space and secure perimeter fencing. The unit is well suited to a variety of industrial uses, including manufacturing, engineering, storage and distribution.

- 8.1m eaves height
- Two level-access loading doors
- Secure yard area
- Gatehouse security to the wider estate
- Six overhead gantry cranes (21t, 20t, 10t, 3 x 5t) - *available subject to discussions with outgoing Tenant.*
- Power supply – 260 KVA

Accommodation

	GIA (sq ft)	GIA (sq m)
Ground floor offices/welfare	3,570	331.66
Warehouse	29,124	2,705.90
TOTAL	**32,694**	**3,037.56**





Tenure

The property is available to let by way of a new lease, with terms to be agreed between the parties. Alternatively, consideration will be given to the sale of the freehold interest. The property is registered with UK Land Registry under Title Number SYK580433.

Rent / Price

Upon application

Business Rates

We understand the current Rateable Value (RV) for the property is **£122,000** on the 2026/27 rating list. Interested parties are advised to contact the Local Rating Authority to determine the rates payable.

Service Charge

A service charge is payable for maintenance of the wider estate. Further details available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

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

Energy Performance Certificate (EPC)

The property has an EPC rating of **E – 107**

For Further Information:



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To comply with our legal responsibilities for anti-money laundering, it will be necessary for the Purchaser to provide information prior to the completion of sale. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders.

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