

For Sale

TERRY STREET

SHEFFIELD | S9 2BU

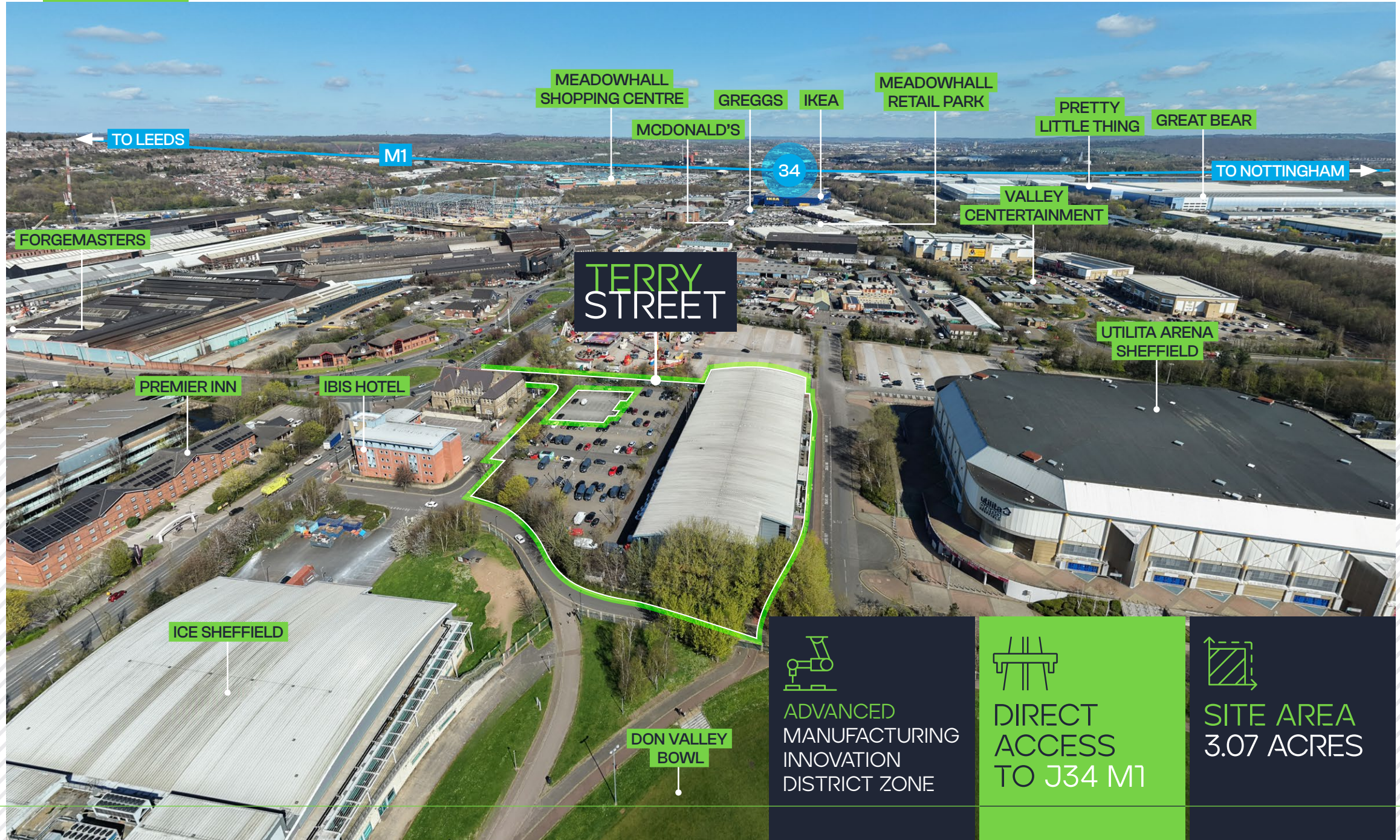
55,425 sq ft

(5,149.13 sq m) on 3.07 acres



CBRE

Redevelopment or Reposition Opportunity



ADVANCED
MANUFACTURING
INNOVATION
DISTRICT ZONE



DIRECT
ACCESS
TO J34 M1



SITE AREA
3.07 ACRES



SPECIFICATION



Up to 8m
Clear Internal Height



220
Car Parking Spaces



Steel portal frame
construction



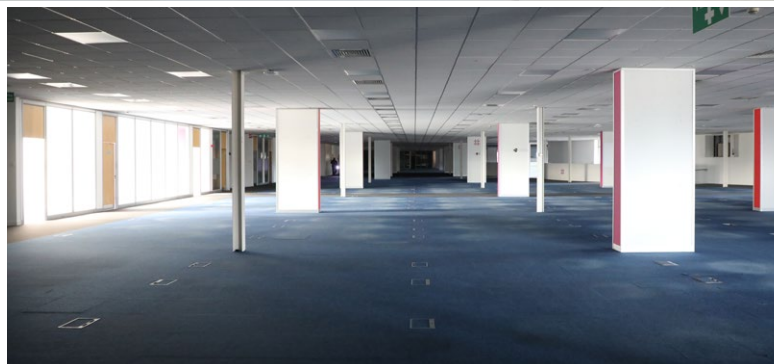
Profile sheet roofing
and elevations



Office-grade
specification



Mezzanine with a solid
concrete floor



Accommodation	sq ft	sq m
Ground Floor	55,425	5,149.13
Total	55,425	5,149.13
First Floor Concrete mezzanine	45,912	4,265.39

PLANNING USE

The property is currently suitable for Use Class E.

EPC

The property has an EPC rating of C (53).

TENURE

The property is held on a long leasehold basis with approximately 120 years unexpired.

SHORT-TERM TENANCY

The car parking area is let under a short-term licence, which expires 31st July 2026, with an option to renew until 31st January 2027. The tenant is using the site for secure van parking. The rent is £29,500 per month.

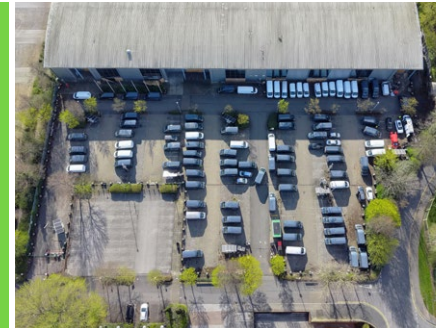
BUSINESS RATES

Rateable Value 2026/27 £218,250



What3Words: lakes.normal.unit

Click to view Google Maps

J34
M1

LOCATION

The site is located within the Advanced Manufacturing Innovation District (AMID) Zone, with direct access to J34 M1 and Sheffield City Centre. Key surrounding landmarks include Utilita Arena, Centertainment Leisure Park and Meadowhall Shopping Centre.

VIEWING / FURTHER
INFORMATION

Viewing is strictly by prior appointment,
please contact:

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DATAROOM

A dataroom is available upon request.

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