

Industrial/Warehouse Accommodation



Unit 21

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let

36,699 sq ft (3,409 sq m)

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- Good quality industrial / warehouse property
- Good power supply
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35a, 36
- 24 hour security
- Fitted offices

Description

The premises comprise a good quality industrial / warehouse unit, providing the following specification:

- Eaves height of 5.7m
- 50 Kn / sq m floor loading
- Fitted office accommodation
- Connection to all mains services
- WCs and shower facility
- 24/7 security
- Loading yard
- Canteen facility
- Dedicated car parking

Location

The premises are located on the highly successful Thorncliffe Business Park, which is home to a number of well known companies such as Balfour Beatty, Plumb Centre and B Braun.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Early Years Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35a and 36. Thorncliffe Business Park is accessed directly off Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South.

Terms

The accommodation is available to let by way of a new lease on terms to be agreed

Rent

The quoting rent is £5.75 per sq ft per annum exclusive.

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Accommodation

We understand that the accommodation has the following gross internal floor areas:

Description	sq m	sq ft
Warehouse	2,942.7	31,675
Office	169.3	1,823
Canteen	152.8	1,645
Mezzanine	144.5	1,556
Total	400	36,699

Service Charge

There is an estate charge payable to cover maintenance of common areas and 24 hour security. This is currently running at approximately £0.90 per sq ft per annum exclusive.

Business rates

The premises have a rateable value of £139,000. Rates payable for 2026/2027 are based on 48p in the £

Interested parties should verify the rates payable with the local rating office

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

EPC

C56. Available on request.

Legal Costs

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



Subject to contract Disclaimer: March 2026

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