

Enterprise Park Industrial Estate

LOGICOR.EU

Woodbourn Road, Sheffield, S9 3JL
WHAT3WORDS: drain.others.robe

High quality industrial estate

1,121 - 2,252 sq ft

To let

Available now



Enterprise Park Industrial Estate

Situated adjacent to the Supertram route, Enterprise Park Industrial Estate is located approximately 3 miles to the north east of Sheffield City Centre in an established commercial location. The site offers a range of high-quality, modern warehouse/industrial units on a secure fenced estate. Accessed from Arras Street, the units benefit from three-phase power supply, LED lighting, allocated parking and well proportioned shared yard areas.



A57

COSTCO

FPS

HSS Hire

JACK WILLS

makro

BOOKER

Granton Medical

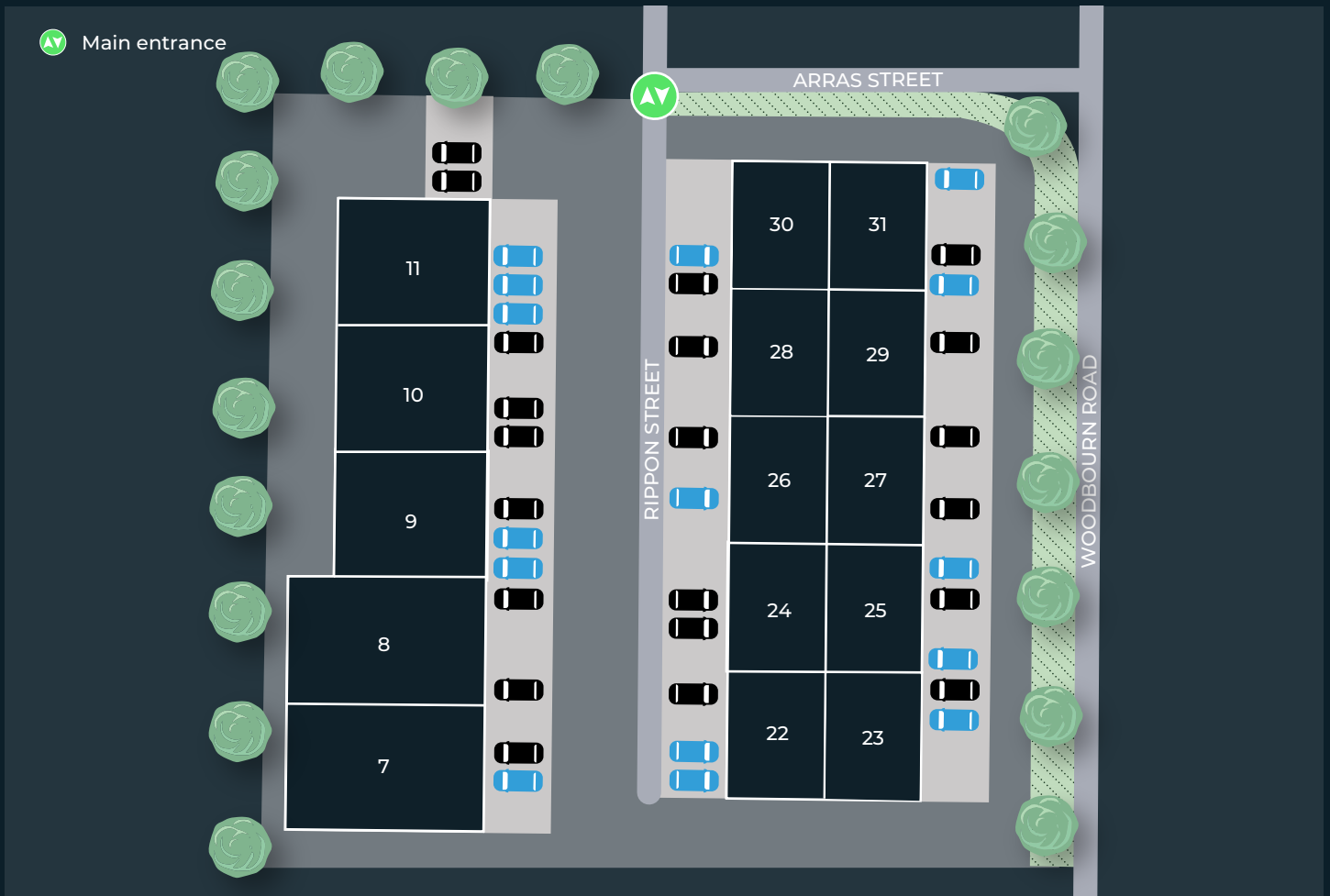
MKM BUILDING SUPPLIES

Sheffield Hallam
University City Athletics
Stadium

Woodbourn Road

Bacon Lane

Effingham Road



Availability & terms

The units are offered to let on a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.

VAT

To be levied.

Service charge

Payable for upkeep of common parts.

Specification



LED lighting



Generous yard area



Roller shutter doors



3 phase power



4.5m eaves height



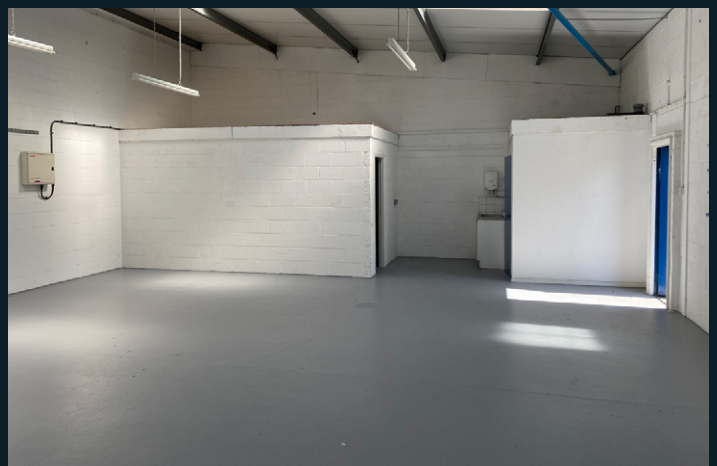
Secure fenced & gated site

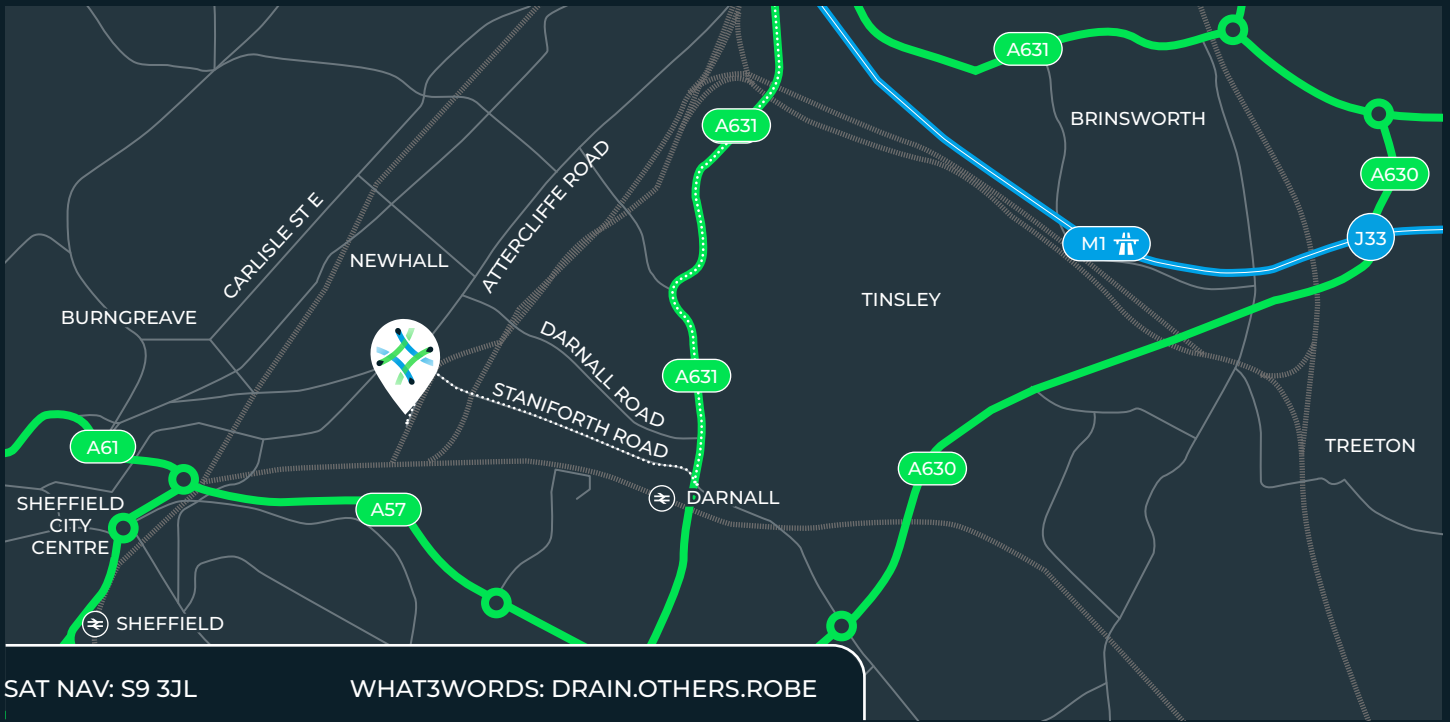


Allocated parking



Good EPC rating







SAT NAV: S9 3JL

WHAT3WORDS: DRAIN.OTHERS.ROBE

Strategic logistics location

Enterprise Park is located just off the Attercliffe Road (A1678), one of the main routes into the city. Sheffield City Centre is located less than 1 miles to the south west. Sheffield Parkway (A57) is also in close proximity. Access to the M1 is via junction 34 and is within 2 miles of the estate. Sheffield Train Station is located within a 8 minute drive time, whilst nearby Darnall station offers regular and direct services to Sheffield and Lincoln Central.

	miles	mins		miles	mins		miles	mins
Sheffield	3	9	M1	2	6	Darnall	1	6
Nottingham	43	1 hr	M18	9	14	Sheffield	2	8
Manchester	43	1 hr 22	A1(M)	17	22			
Liverpool	101	1 hr 58	M62	28	34			

Please contact us for further information:



0114 272 9750
KnightFrank.co.uk



0114 273 8857
www.cpp.uk

Kitty Hendrick
kitty.hendrick@knightfrank.com
+44 (0) 7989 735 137

Will Rowe
will@cpp.uk
+44 (0) 7709 281 377

Enterprise Park Industrial Estate,
Woodbourn Road, Sheffield, S9 3JL



Fourth Floor,
30 Broadwick Street,
London, W1F 8JB

LOGICOR.EU
ukenquiries@logicor.eu

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2026.