

FOR SALE.

Industrial / workshop premises on the established Nutwood Trading Estate.



Nutwood Trading Estate, Unit 14a Claywheels Lane, Sheffield, S6 1NJ.

Light industrial / workshop premises with first floor office extending to approximately 1,916 sq ft – Available immediately.

Location.

The available accommodation forms part of the established Nutwood Trading Estate located in the Hillsborough part of Sheffield. The trading estate is accessed off Claywheels Lane, which is located off the main arterial route of Penistone Road (A61). Nutwood Trading Estate is located to the North of Sheffield and provides good links into the City Centre and the M1 Motorway via Penistone Road.

The surrounding area is home to various established industrial occupiers to include A&R Engineering Services, Airflow Environmental Limited, Falcon Turbo Developments Limited and KB Windows.

Description.

This available accommodation comprises an end terrace brick built industrial / workshop unit with a part first floor office, which forms part of a wider three storey building. Externally the property benefits from a large shared yard and car parking area.

The property is finished to a specification to include the following:

- Lighting throughout
- Electric full height roller shutter door and personnel door into the workshop
- Open plan workshop to the ground floor
- W/C and kitchenette facilities to the ground floor workshop
- Three phase cooling equipment to additional store room to the right of the workshop
- 2.6 metre clear internal height rising to 3.7 metres to the back
- Part first floor office accommodation, fitted with spotlights, laminate flooring, wall mounted electric heaters and perimeter trunking
- Good sized shared car park and yard area to the front of the premises
- Connections to electricity and water
- Three phase power supply



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	149.44	1,609
Part First Floor Office	28.6	307
Total	178.04	1,916

Terms.

The Long Leasehold of the premises is available for sale.

The Long Leasehold has approximately 900 years unexpired.

A Ground Rent is payable equating to approximately £100 per annum.

Sale Price.

We are inviting offers for the premises with a guide price of £150,000.

Rateable Value.

The Rateable Value is understood to be £7,300 for the premises.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Occupiers may benefit from small business rate relief subject to application.

EPC.

The property has an Energy Performance Certificate (EPC) rating of E109.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

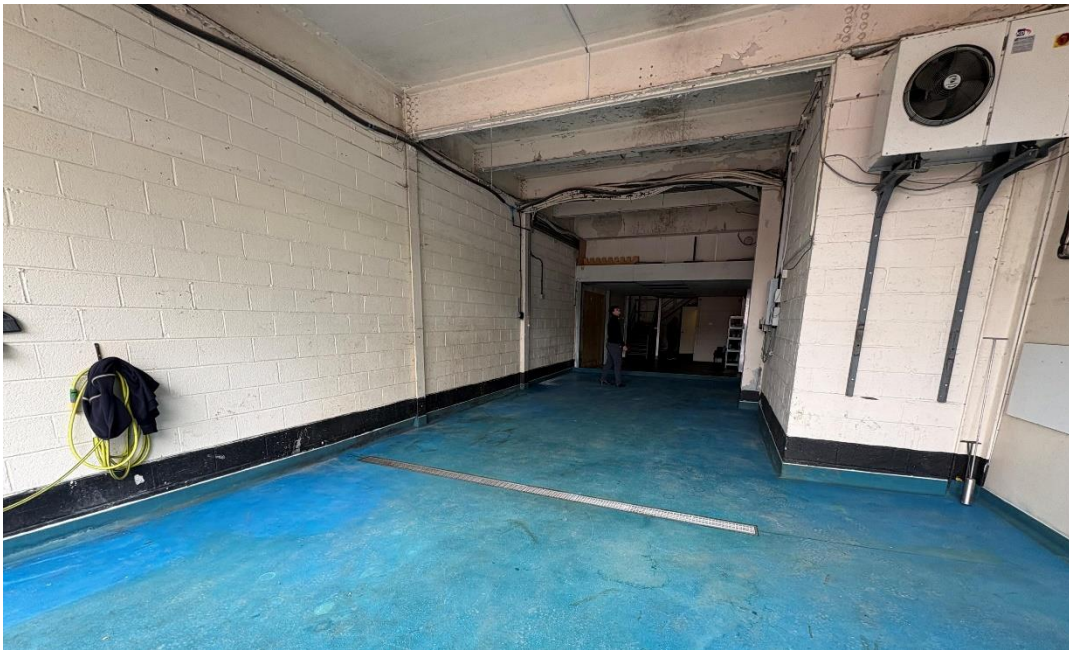
VAT.

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

Costs.

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





Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated August 2025. Photographs dated June 2025.

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