

# To Let

Units 11-14 Park House  
Lane, Sheffield, S9 1XA

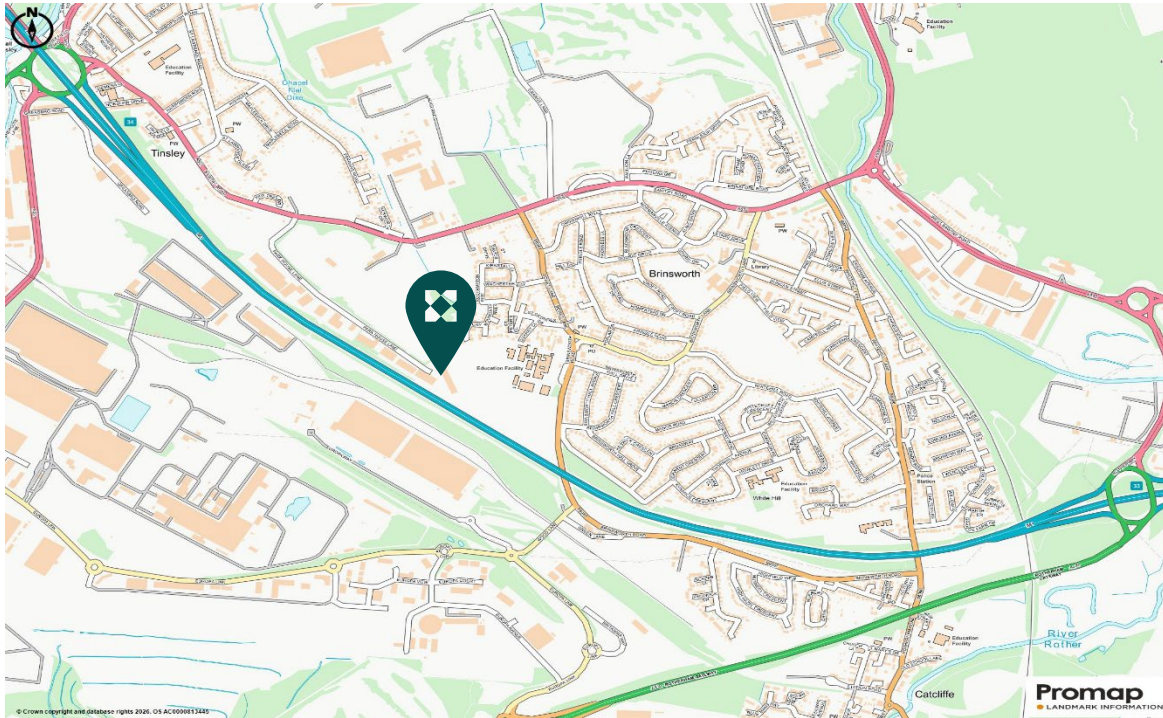
**13,907 - 29,758 sq ft (1,292 - 2,765 sq m)**

- Detached Industrial/warehouse unit.
- Available as a whole or in part
- Close to J34 M1
- Large loading yard
- Flexible terms available

Your partners in property



# Location



The premises are located at the end of Park House Lane Industrial Estate. Park House Lane is accessed from Bawtry Road (A631), approximately 0.5 miles South of Junction 34 of the M1 Motorway. Sheffield city centre lies approximately 4 miles West and Rotherham town centre is approximately 2 miles North.

The location is an established industrial area, with occupiers including UK Fixings, CML and Fresh Island Foods.



## By Road

Approximate road travel distances are as follows:

Junction 34 M1:	0.5 miles
Rotherham Town Centre	2 Miles
Sheffield City Centre:	4 miles
Junction 33 M1	3 miles

# Description

The premises comprise industrial/warehouse premises of steel portal frame construction with clad elevations set under a pitched roof incorporating translucent roof panels.

The premises are arranged in two bays and are available individually or as a single unit. The specification includes:

- 6m Eaves Height
- 4 Ground level loading doors (2 per bay).
- Office accommodation
- WCs, Kitchen area.
- Lighting to the warehouse
- Connections to all main services, including three phase electricity.
- Good sized yard and loading area



6m Eaves



4x Ground Level  
Loading Doors  
(2 per bay)



Offices



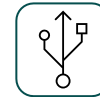
Lighting to the  
warehouse



Car Parking



Good Sized  
Yard



Connections to all  
mains services

## Accommodation

From the measurements take on site, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse (Bay 1)	1,241	13,358
Office/Welfare	232	2,497
<b>(Total – Bay 1)</b>	<b>(1,473)</b>	<b>(15,855)</b>
Warehouse (Bay 2)	1,157	12,454
Office/Welfare	135	1,453
<b>(Total – Bay 2)</b>	<b>(1,292)</b>	<b>(13,907)</b>
<b>Total</b>	<b>2,765</b>	<b>29,758</b>

Each bay can be let individually or the premises can be let as a single unit.

## Terms

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

## EPC

The property has an Energy Performance Certificate (EPC) rating of D94.

A full EPC is available on request.

## Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rates

The rateable value as of 25/26 is £89,000.  
(The premises are assessed as a single unit)

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

# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated February 2026. Photographs dated February 2026.

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