

TO LET OXCLOSE PARK SHEFFIELD

Oxclose Park Road North, Sheffield, S20 8GN



AVAILABLE SPRING 2027
FOLLOWING REFURBISHMENT

INDUSTRIAL / WAREHOUSE UNITS

Unit 2
128,750 SQ FT
11,961 SQ M

Unit 4
38,000 SQ FT
3,530 SQ M

UNITS CAN BE TAKEN
INDIVIDUALLY OR TOGETHER
UP TO A TOTAL OF
166,750 SQ FT (15,491 SQ M)

UNIT 2, OXCLOSE PARK

UNIT 4, OXCLOSE PARK

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UNIT TWO

Unit Two comprises a detached self-contained unit undergoing a comprehensive refurbishment, extending to 128,750 SQ FT (11,961 SQ M), with 6 level-access and 4 dock-level loading doors, 9.67m eaves height, 88 car parking spaces and up to 900 kVA power.



EV
CHARGING



88 CAR
PARKING SPACES



6 LEVEL ACCESS
LOADING DOORS



4 DOCK LEVEL
LOADING DOORS



NEW OFFICES TO
BE INSTALLED



9.67M INTERNAL
EAVES HEIGHT

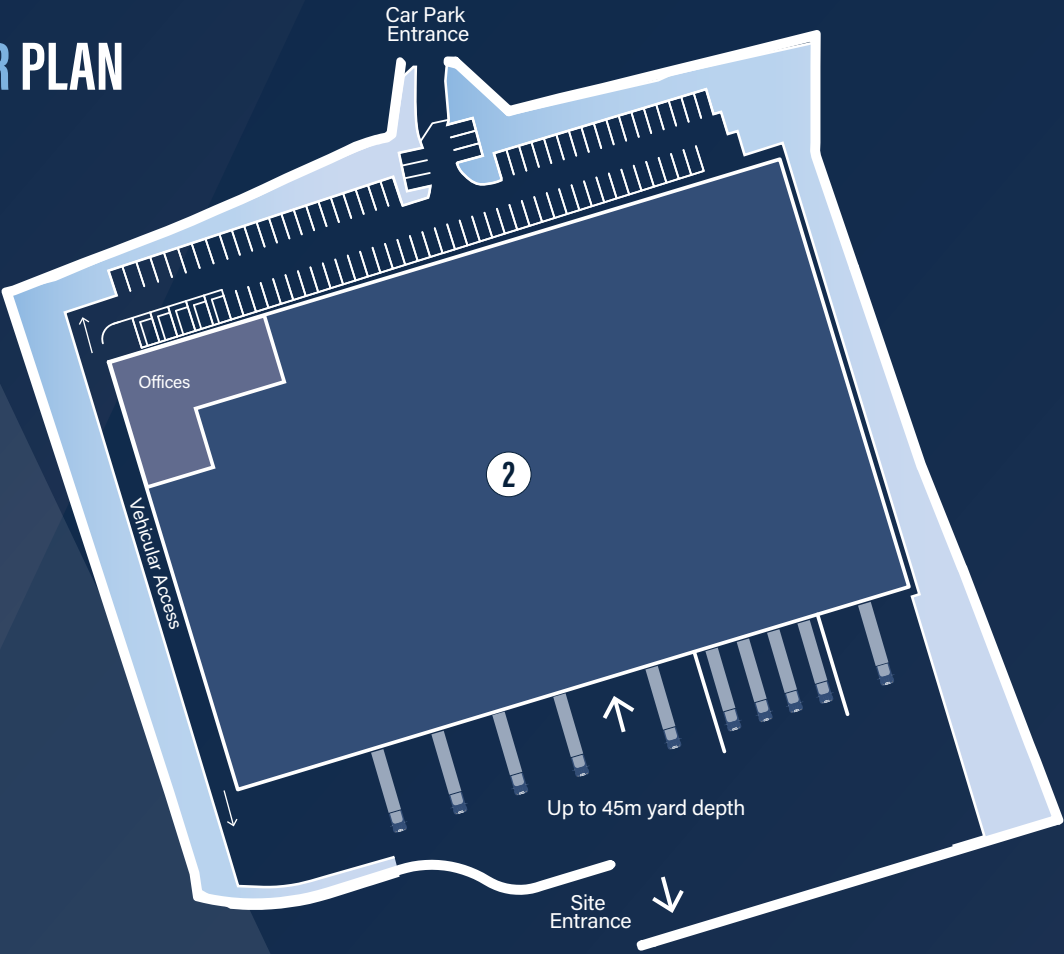


UP TO 900 KVA
AVAILABLE



SECURE
GATED ESTATE

FLOOR PLAN



SCHEDULE OF ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	123,750	11,497
Office	5,000	464
Total	128,750	11,961

UNIT FOUR

Unit Four comprises a detached self-contained unit undergoing a comprehensive refurbishment, extending to 38,000 SQ FT (3,530 SQ M), with 4 level-access loading doors, 8.2m eaves height, 47 car parking spaces and up to 900 kVA power.



EV CHARGING



47 CAR PARKING SPACES



4 LEVEL ACCESS LOADING DOORS



NEW OFFICES TO BE INSTALLED



8.2M INTERNAL EAVES HEIGHT

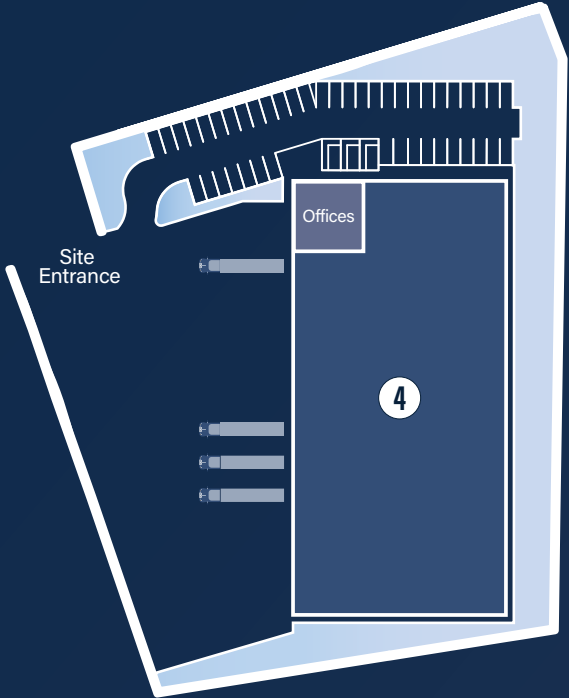


SECURE GATED ESTATE



UP TO 900 KVA AVAILABLE

FLOOR PLAN



SCHEDULE OF ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	36,200	3,363
Office	1,800	167
Total	38,000	3,530

THE LOCATION

Sheffield has undergone significant regeneration in recent years, building on its long-established reputation as a centre of advanced manufacturing and engineering. The location offers access to a skilled local workforce and forms part of the wider Sheffield City Region, one of the UK’s most important industrial economies.

The M1 is just 3 miles away and provides direct road links to the entire motorway network, through to the Midlands and South.

DRIVE TIMES

M1 Junction 31	5 Miles	10 Mins
M1 Junction 30	4.5 Miles	12 Mins
M18	7 Miles	18 Mins
A1	16 Miles	33 Mins
Sheffield City Centre	9 Miles	17 Mins
Rotherham	11 Miles	20 Mins
Chesterfield	10 Miles	25 Mins
Doncaster	21 Miles	35 Mins

Manchester Airport	47 Miles	60 Mins
Hull Port	65 Miles	84 Mins
Immingham Port	63 Miles	77 Mins
Liverpool Port	85 Miles	120 Mins

DEMOGRAPHICS



73% EMPLOYMENT RATE
*16-65 year olds, ONS.



11% OF WORKFORCE IN MANUFACTURING
*The Yorkshire Times



90% OF UK POPULATION IN 4.5HR DRIVE TIME



WELL POSITIONED

Sheffield

M1 J31

A57

B6053

Crystal Peaks and
Drake House Retail Park

DIRECTCARS

panache

stokes
tiles

05

Radius
aerospace

Rotherham Road

Morrisons

Halfway Park and Ride
/ Tram Stop

ROTARY
ENGINEERING

Tractel

UNIT 1, OXCLOSE PARK

UNIT 2, OXCLOSE PARK

SITE ENTRANCE

premier
PROPERTY SERVICES

UNIT 4, OXCLOSE PARK



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View on Google Maps



Situated just 5 minutes drive to the A57 via the B6053, linking rapidly onward to the M1, M18 and M62.

ANTI-MONEY LAUNDERING

To comply with Anti Money Laundering regulations, we will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

EPC

EPCs available on completion of refurbishment works.

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

TERMS

The units are available to let by way of a new lease on terms to be agreed

LEGAL COSTS

Each party to pay their own legal costs.

VAT

We understand the property is elected for VAT.

DUE DILIGENCE

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

VIEWING



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