

TO LET: INDUSTRIAL / WAREHOUSE UNITS



OXCLOSE PARK SHEFFIELD S20 8GN

From 30,441 - 128,689 SQ FT
2,827 - 11,955 SQ M

 PREMISES TO BE FULLY REFURBISHED

 Oxclose Park Road North,
Sheffield, S20 8GN

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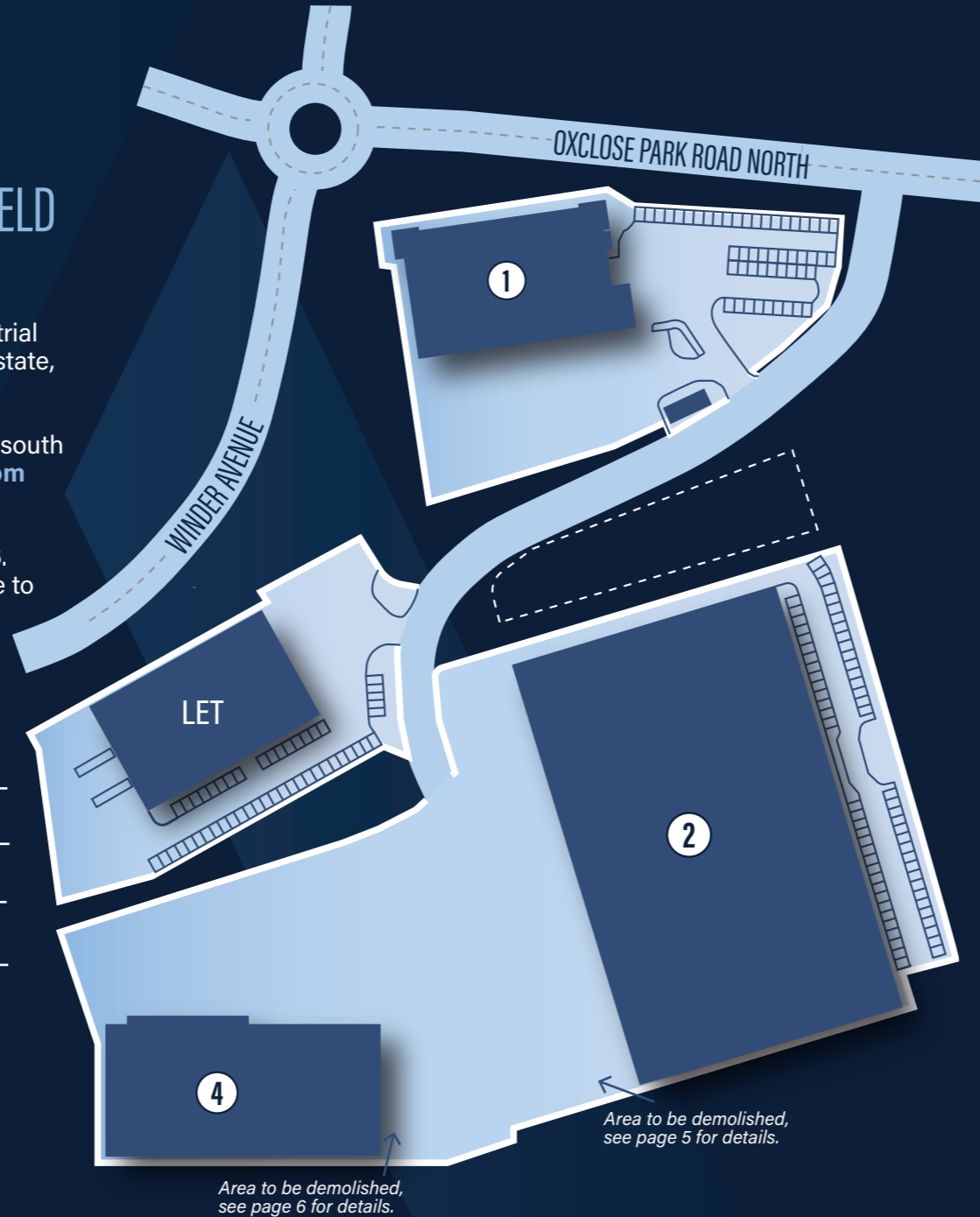
THE UNITS

CENTRALLY LOCATED TO SHEFFIELD AND MAJOR ROAD NETWORKS

The estate is situated in an established industrial location to the south of Holbrook Industrial Estate, 9 miles South East of Sheffield City Centre.

The site is strategically located 2 miles to the south of the **A57** with excellent access to the **M1 from junctions 30 and 31**, making it ideal for warehouse and distribution businesses. A full program of refurbishment is planned for 2026. Tenants involved at an early stage will be able to adjust works to suit their needs.

	SQ FT	SQ M
UNIT 1 (GIA)	30,441	2,827
UNIT 2 (GIA)	128,689	11,955
UNIT 3 (GIA)	LET	LET
UNIT 4 (GIA)	37,031	3,440







THE LOCATION

ONE OF THE UK'S MOST ESTABLISHED INDUSTRIAL & MANUFACTURING LOCATIONS

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.

Distance By Car

	Miles	Mins
 M1 Junction 31	5	10
M1 Junction 30	4.5	12
M18	7	18
A1	16	33
 Sheffield City Centre	9	17
Rotherham	11	20
Chesterfield	10	25
Doncaster	21	35
 Doncaster Sheffield	40	30
Manchester	47	60
 Hull	65	1hr 24
Immingham	63	1hr 17
Liverpool	85	1hr 52

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Sheffield Demographics

 **73%**
Employment Rate
*16-65 year olds. ONS.

 **90%**
of UK Population in 4.5hr Drive Time

 **11%**
Of Workforce in Manufacturing Roles
*the yorkshire times



LOCATION OVERVIEW



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

UNIT ONE

A prominently positioned twin bay building, featuring a large customer car park and dedicated yard. Unit one is undergoing a full internal refurbishment to a high standard.



DETACHED SELF CONTAINED UNIT ON 2 ACRE SITE



GROUND AND FIRST FLOOR OFFICES



2 x 5M LEVEL ACCESS LOADING DOORS



9.38M INTERNAL EAVES HEIGHT

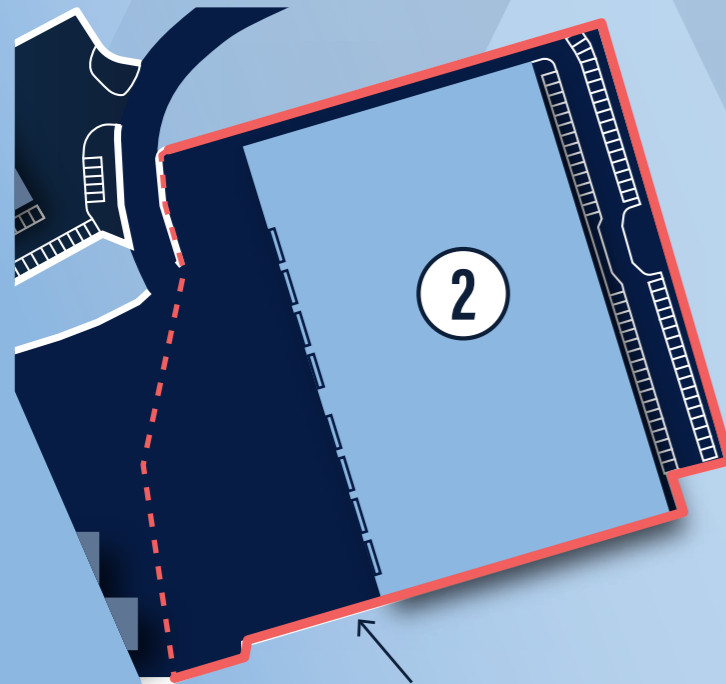
SCHEDULE OF ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	25,421	2,361
Office	5,020	466
TOTAL	30,441	2,827



UNIT TWO

The largest of the units, featuring 4 loading doors, high and low bay. The unit will undergo both internal and external refurbishment programs. The specification can be tailored to tenant needs, for example demolition and yard extension will be considered.



Area to be demolished and new access doors to be added.



LIGHT INDUSTRIAL WITH STORAGE YARD



OPTION TO REFURB TO TENANT SPECIFICATION



4 x LEVEL ACCESS LOADING DOORS PLUS NEW DOCK LEVEL DOORS



9.67M INTERNAL EAVES HEIGHT

SCHEDULE OF ACCOMMODATION (GIA)

Warehouse

SQ FT

SQ M

128,689

11,955

TOTAL

128,689

11,955



Indicative CGI

UNIT FOUR

Traditional warehouse unit with planned external and internal refurbishment, including cladding. A ground floor office can be created in line with tenant requirements.

 INDUSTRIAL UNIT WITH LARGE YARD

 INTERNAL AND EXTERNAL REFURBISHMENT PROGRAM

 4 x 5M LEVEL ACCESS LOADING DOORS

 8.2M INTERNAL EAVES HEIGHT

SCHEDULE OF ACCOMMODATION (GIA)	SQ FT	SQ M
Warehouse	37,031	3,440
TOTAL	37,031	3,440

*Total after demolition: 35,398 Sq Ft.



Area to be demolished.



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.

CONTACT US



Toby Vernon
07872 377228
0114 2738857
toby@cpp.uk

Ed Norris
07711 319339
0114 2738857
ed@cpp.uk

Alfie Broughton
07887 492745
0114 2738857
alfie@cpp.uk



Rob Kos
07709 846930
0161 5499760
rob.kos@dtre.com



Rebecca Schofield
07776 172123
01142 537194
rebecca.schofield@knightfrank.com

Harry Orwin-Allen
07467 912643
01142 413912
harry.orwin-allen@knightfrank.com

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Brochure by **virtualoom**