TO LET – FINAL 2 UNITS REMAINING

HARLEYFORD CAPITAL

SHEFFIELD'S NEWEST PREMIER TRADE PARK

Unit 4A – 4,545 SQ FT
Unit 4E – 3,035 SQ FT

Unit 4D - 6,091 SQ FT - COMING SOON

GREENLAND RD, SHEFFIELD, S9 5HE



Sheffieldtradepark.co.uk

SHEFFIELD TRADE PARK



Knight Frank NorthCap

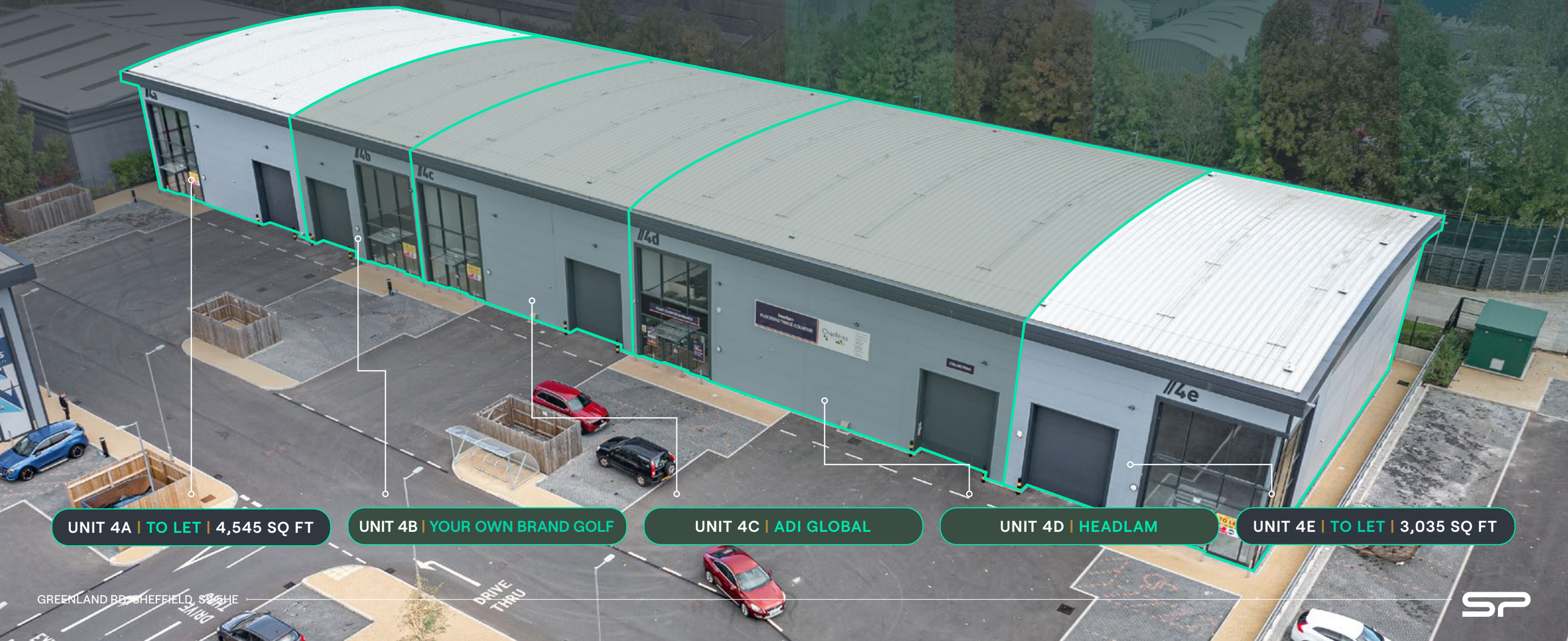
READY-TO-GO
SHEFFIELD'S ONLY NEW BUILD TRADE SCHEME
PRIME TRADE COUNTER UNITS
FROM 3,035 TO 4,545 SQ FT – TAILORED FOR GROWTH

Situated on Greenland Road, Sheffield Trade Park offers excellent access to the M1 and city centre, with high vehicle traffic ideal for businesses needing strong transport links.

Consisting of 12 exeptionally well-positioned newly constructed trade counter, industrial and drive thru retail units extending to a total of 172,944 sq ft. These units have been meticulously designed to meet the needs of modern businesses, providing flexible and versatile spaces that can be adapted to suit a wide range of commercial activities.

Occupiers including Costa Coffee drive thru, Wolseley Heating & Plumbing, Headlam Flooring, Auto Windscreens, Formula One Autocentres & Paragon already occupy the estate with remaining availability ranging from 3,035 sq ft to 4,545 sq ft.





SHEFFIELD TRADE PARK:
HIGH-PROFILE LOCATION NEAR MAJOR BRANDS AND KEY TRANSPORT LINKS

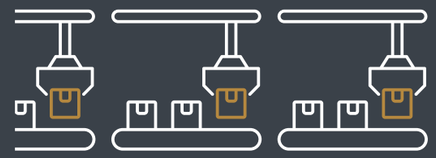
Sheffield Trade Park sits in an established and popular trade counter location with notable names being in close proximity such as Edmundson Electrical, Travis Perkins, Wolselely and Yesss Electrical amongst others.

The park also benefits from being positioned in a highly prominent elevated corner plot fronting onto Greenland Road (A6102). Sheffield Trade Park is strategically located 1 mile from the Sheffield Parkway (A57), less than 2 miles from J34 of the M1 motorway and 3 miles east of Sheffield City Centre.





c.29,000 PASSING VEHICLES PER DAY



74.2% ECONOMICALLY ACTIVE IN THE SHEFFIELD AREA



>2.8M POPULATION WITHIN 25 MILE RADIUS

Sources: ONS, Nomis



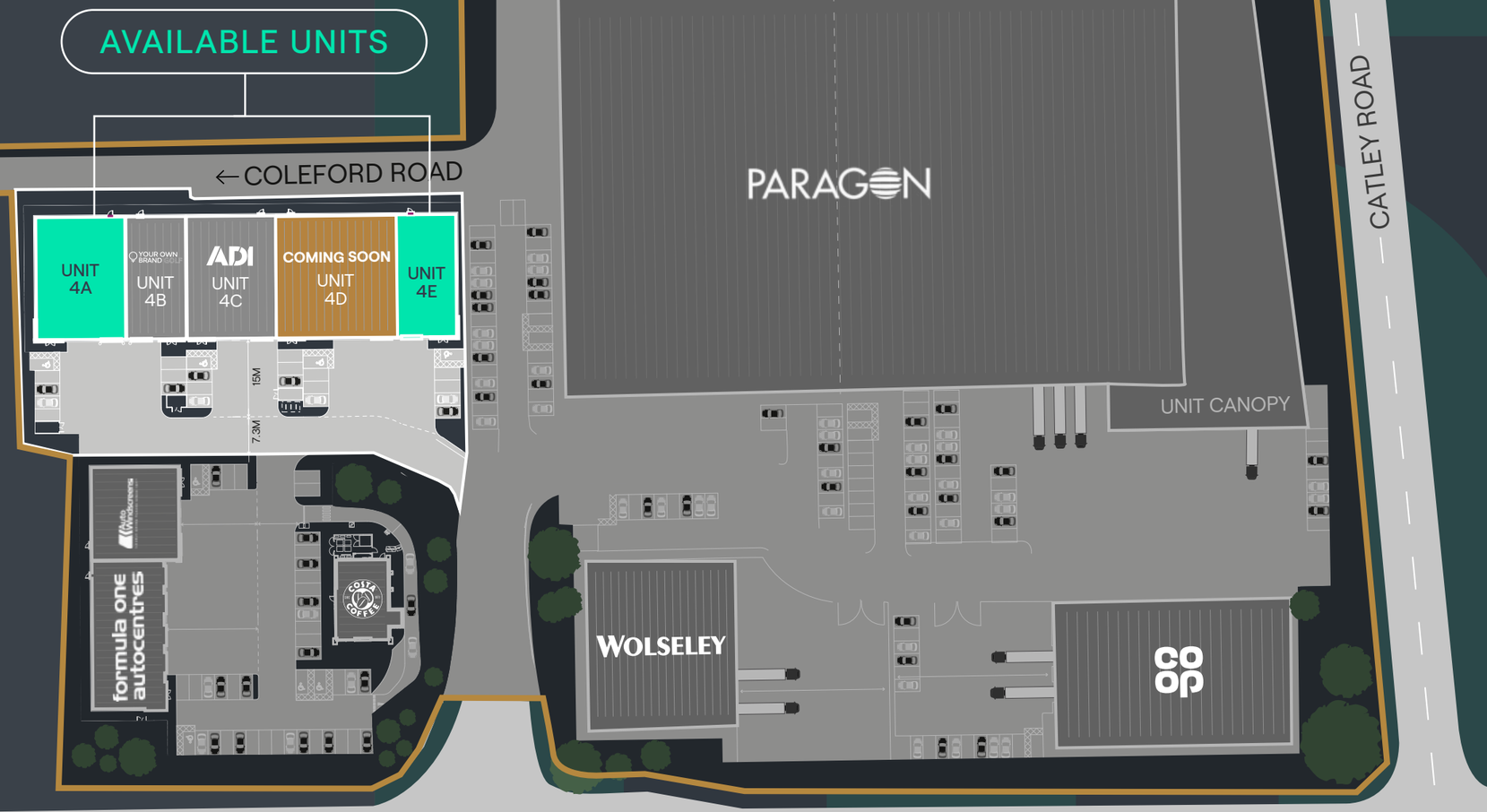
	Miles	Time
Sheffield Parkway	1 miles	3 mins
M1 J34	1.7 miles	4 mins
Sheffield City Centre	3 miles	10 mins

	Miles	Time
Rotherham	4 miles	7 mins
M1 J33	4 miles	7 mins
Leeds	32 miles	35 mins

SHEFFIELD'S NEW PREMIER TRADE SCHEME
AVAILABLE UNITS FROM 3,035 TO 4,545 SQ FT

The accommodation provides the following Gross Internal Floor Areas:

UNIT	STATUS	SQ M	SQ FT
Unit 1 A&B	LET - Paragon	-	-
Unit 2	LET - Wolseley UK Ltd	-	-
Unit 3	LET - Co-op	-	-
Unit 4A	**AVAILABLE NOW**	**422.2**	**4,545**
Unit 4B	LET - Your Own Brand Golf	-	-
Unit 4C	LET - ADI Global	-	-
Unit 4D	COMING SOON	566	6,091
Unit 4E	**AVAILABLE NOW**	**282.0**	**3,035**
Drive Thru	LET - Costa	-	-
Unit 5A	LET - Formula 1 Autocentres	-	-
Unit 5B	LET - Auto Windscreen Services	-	-



EXTENSIVE FRONTAGE ONTO GREENLAND ROAD (A6102)

8M CLEAR INTERNAL EAVES HEIGHT

LEVEL ACCESS LOADING DOORS

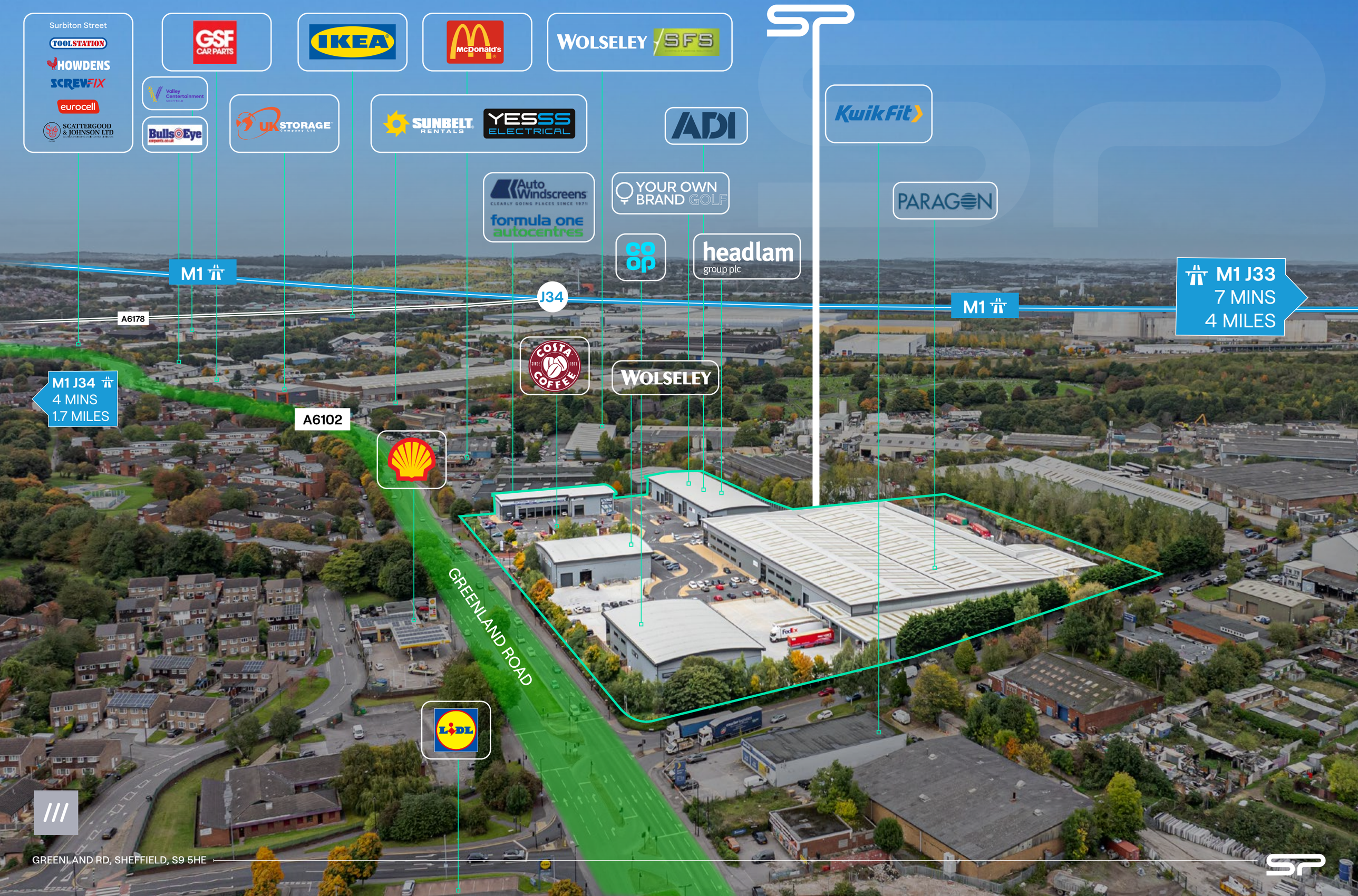
INSULATED CLADDING SYSTEM TO ALLOW FOR TEMPERATURE CONTROL

37KN/M2 FLOOR LOADING

EPC A RATING

BREEAM VERY GOOD

DEDICATED PARKING TO EACH UNIT



GREENLAND RD, SHEFFIELD, S9 5HE





UNIT 4E





UNIT 4A - 4E



COSTA

GREENLAND RD, SHEFFIELD, S9 5HE



UNIT 4A

HARLEYFORD CAPITAL

LEASE TERMS

Units are available to lease on full repairing and insuring terms. For further information and the rent payable, please contact the joint agents below.

BUSINESS RATES

Available on request.

Knight Frank

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