

# TO LET/FOR SALE.



*Modern detached industrial / warehouse unit with Proximity to J34 of the M1 and Sheffield City Centre.*



**Unit 3, President Way, Sheffield, S4 7UR.**

*High quality industrial / business premises extending to 10,696 sq ft plus 1,717 sq ft mezzanines in established business park location – Available now.*

## Location.

The premises are located on the established President Park, which is located within the Lower Don Valley area of Sheffield. The premises are accessed from President Way which in turn is easily accessible from Savile Street East, which provides easy access to Sheffield City Centre to the South and out to Meadowhall at Junction 34 of the M1 Motorway to the North. Junction 34 is approximately 3.6 miles away whilst Sheffield City Centre is approximately 3.2 miles away from the premises.

President Park is a modern business park, home to a variety of industrial and manufacturing occupiers, business unit occupiers and office occupiers including Baldwin & Francis, NHS, Transglobal, Hayley Dexis, Leviat Limited, Lookers and Alton Cars.

## Description.

This available accommodation comprises a modern detached industrial warehouse with ground floor ancillary welfare space and modern first floor offices, as well as further first floor mezzanine storage. The premises are currently divided into two separate warehouse / workshop areas however are interlinked and have been occupied as one single unit. Externally the property benefits from a loading yard and car parking area with approximately 14 marked parking spaces.

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

- Detached unit with profile clad and brick built elevations
- 6.1m eaves
- Ground floor reception / entrance area
- Staff facilities and W/Cs to the ground floor, including a canteen
- Ancillary stores and workshop space to the ground floor
- Modern fitted first floor office accommodation with additional board room
- First floor mezzanine storage
- Good sized car parking with approx 25 marked spaces and loading area to the front of the premises
- 2 full height roller shutter loading doors
- Connections to all mains services

Subject to Contract.



## Accommodation.

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

Description	Sq M	Sq Ft
Main Ground Floor Warehouse	416.42	4,482
Ground Floor Ancillary	185.95	2,002
First Floor Offices	94.86	1,021
Adjoining Ground Floor Warehouse	296.49	3,191
<b>Total</b>	<b>993.72</b>	<b>10,696</b>
(First Floor Mezzanine)	(71.81)	(773)
(First Floor Mezzanine)	(87.76)	(944)

## Terms.

The premises are available on a new lease directly from the Landlord on terms to be agreed.

Alternatively, the Landlord will consider a sale of the premises, with offers invited.

## Quoting Rent.

The quoting rent is £91,000 per annum exclusive.

## Rateable Value.

The premises have a Rateable Value of £55,000.

Business Rates are currently 54.6p in the £ for 2025-2026.

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

## EPC.

The property has an Energy Performance Certificate (EPC) rating of C57.

## Due Diligence.

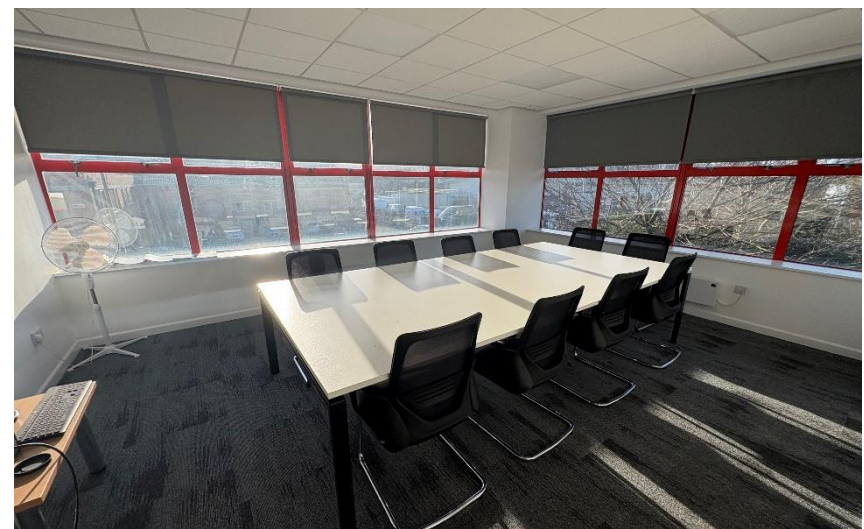
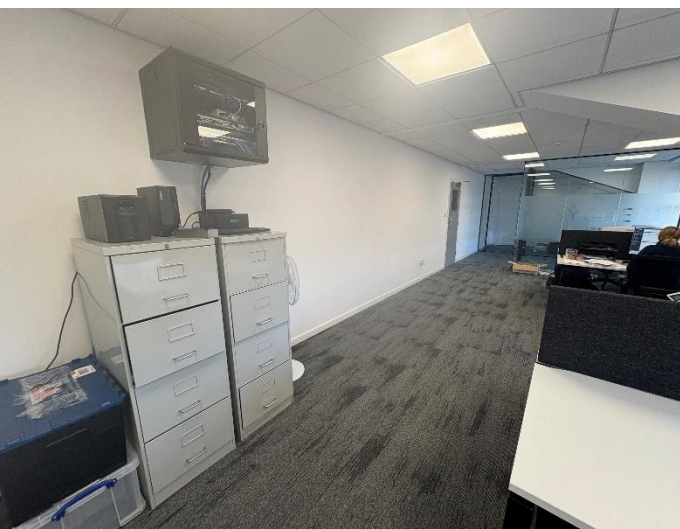
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## 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:.

## Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

[Kitty.Hendrick@knightfrank.com](mailto:Kitty.Hendrick@knightfrank.com)

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs dated February 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people  
& property, perfectly.

