

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

GREENLAND RD, SHEFFIELD, S9 5HE



**SHEFFIELD TRADE PARK**



 Knight  
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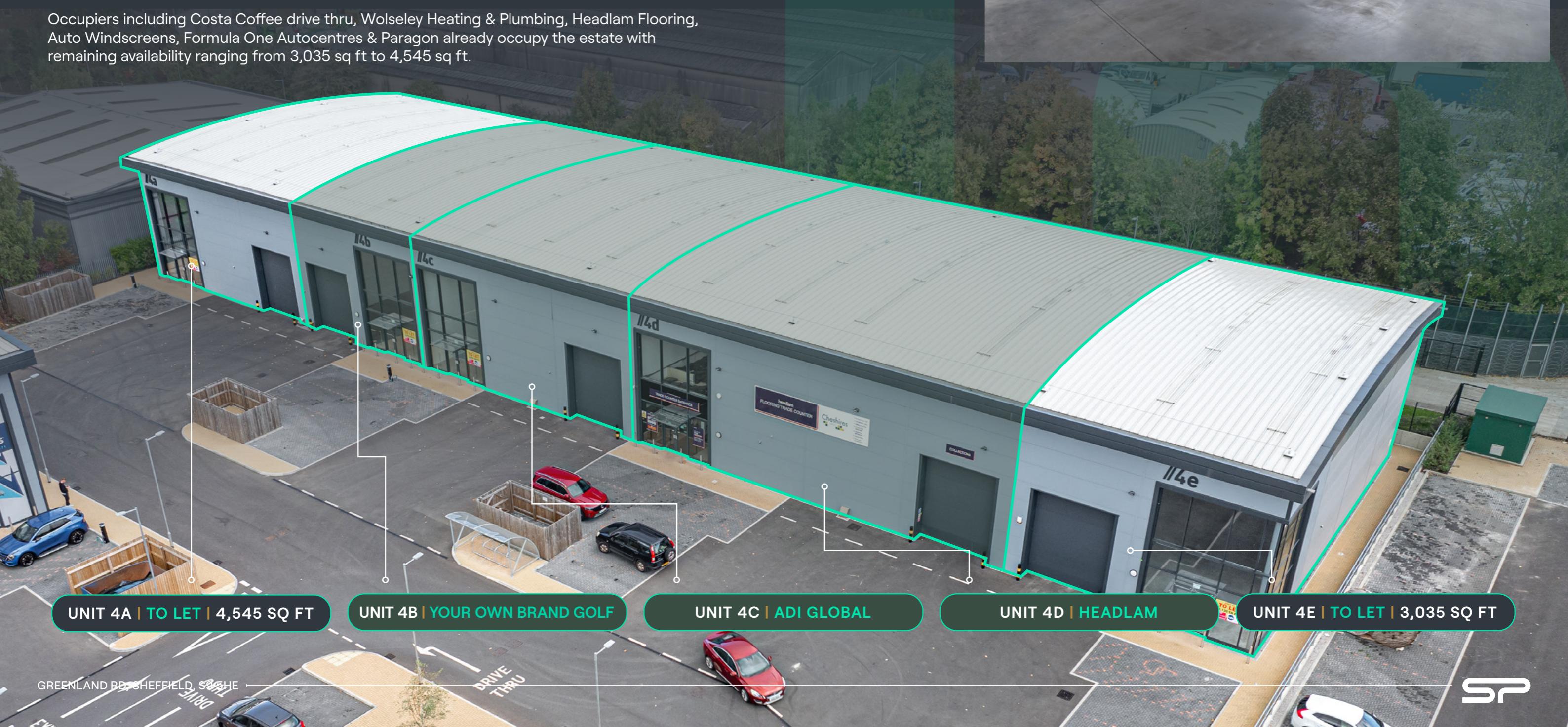
NorthCap

# 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 exceptionally 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, Wolseley 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.



GREENLAND RD, SHEFFIELD, S9 5HE



c.29,000 PASSING VEHICLES  
PER DAY



74.2% ECONOMICALLY  
ACTIVE IN THE SHEFFIELD AREA



>2.8M POPULATION  
WITHIN 25 MILE RADIUS



	Miles	Time		Miles	Time
Sheffield Parkway	1 miles	3 mins	Rotherham	4 miles	7 mins
M1 J34	1.7 miles	4 mins	M1 J33	4 miles	7 mins
Sheffield City Centre	3 miles	10 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	-	-
<b>Unit 4A</b>	<b>AVAILABLE NOW</b>	<b>422.2</b>	<b>4,545</b>
Unit 4B	LET - Your Own Brand Golf	-	-
Unit 4C	LET - ADI Global	-	-
Unit 4D	LET - Headlam Group Plc	-	-
<b>Unit 4E</b>	<b>AVAILABLE NOW</b>	<b>282.0</b>	<b>3,035</b>
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

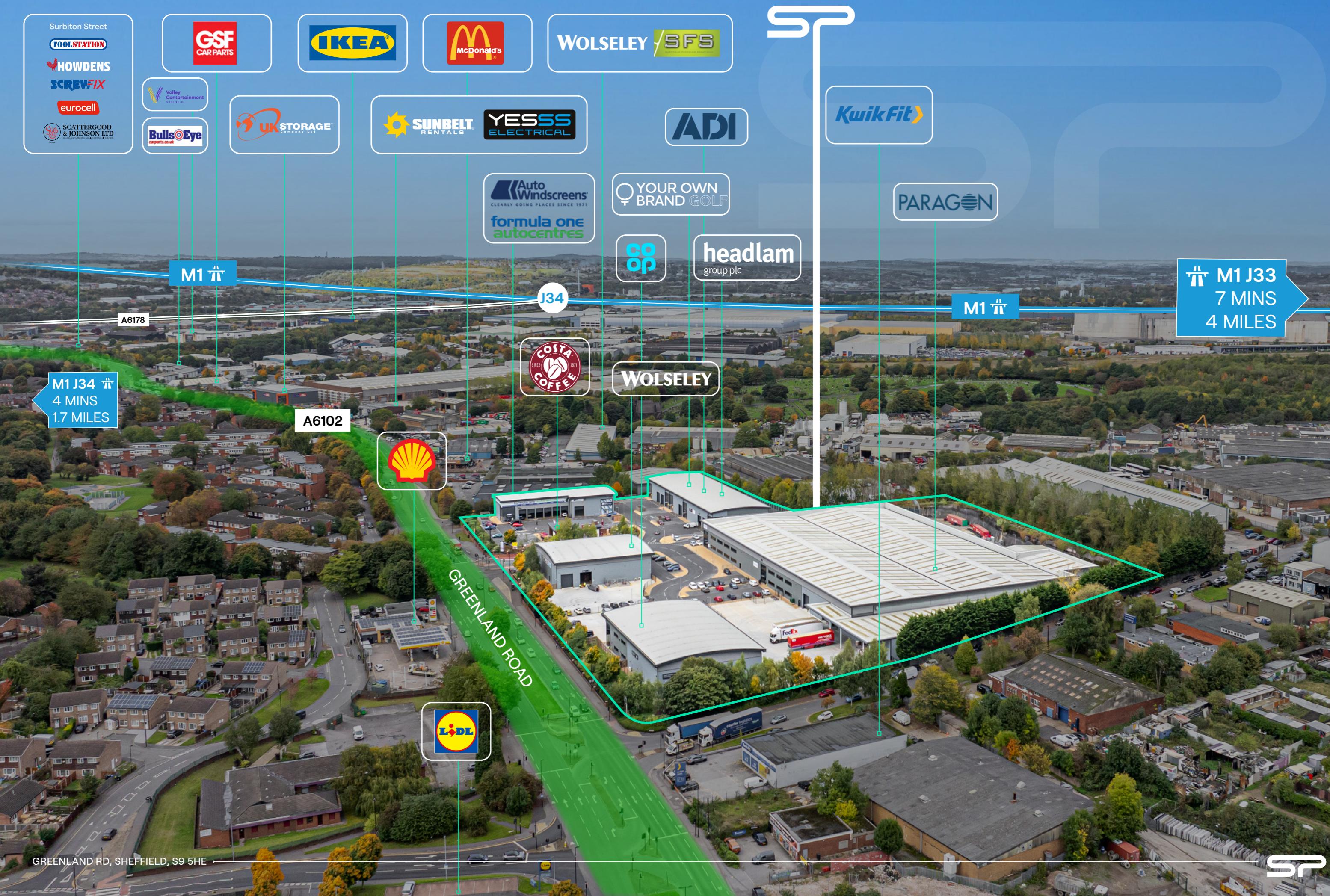
INSULATED CLADDING  
SYSTEM TO ALLOW  
FOR TEMPERATURE  
CONTROL

37KN/M2  
FLOOR LOADING

EPC A  
RATING

BREEAM  
VERY GOOD

DEDICATED PARKING  
TO EACH UNIT





## 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.



**HARRY ORWIN-ALLEN**  
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