

# NorthCap

## TO LET

4,761 SQ FT (442.31 SQ M)

Detached Warehouse with Large Yard - Undergoing Refurbishment - To Let

# 12C Orgreave Close

Sheffield | S13 9NP

[///plans.scars.dizzy](http://plans.scars.dizzy)

12C  
Orgreave  
Close

///plans.scars.diz  
zy



# TO LET

Detached Warehouse with Large Yard - Undergoing Refurbishment - To Let

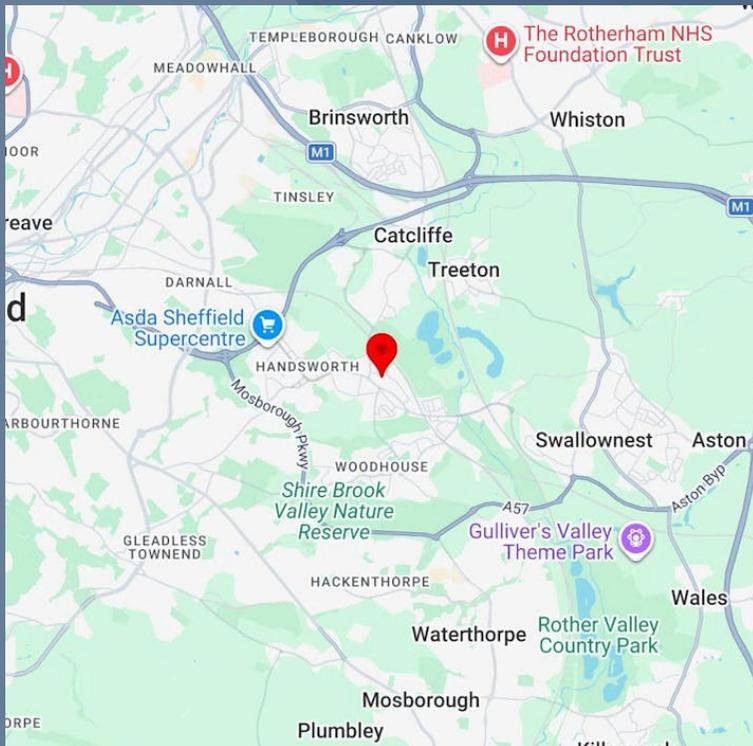
- ▶ Detached warehouse/industrial unit
- ▶ Low site cover of only 21.5%
- ▶ 0.51 acre site area
- ▶ 3 ground level loading doors
- ▶ Undergoing refurbishment
- ▶ LED Lighting
- ▶ Concrete Yard
- ▶ Fully secure site

NorthCap

12C

# Orgreave Close

///plans.scars.diz  
zy



The subject property is located on Orgreave Close, forming part of the well-established Dore House Industrial Estate in the Handsworth area of Sheffield, South Yorkshire, a predominantly industrial/commercial district.

The unit is strategically located close to the A630 Sheffield Parkway (2 miles), providing direct dual carriageway links to Junction 33 of the M1 motorway (3.5 miles), and onward connections to the national motorway network. The site is located 6 miles east of Sheffield City Centre.



S13 9NP

# NorthCap

12C

Orgreave  
Close

///plans.scars.diz  
zy

## ACCOMMODATION

NAME	SIZE	AVAILABILITY
Unit - Warehouse	4,761 sq ft	Available
Outdoor - Additional Yard	0.25 Acres	Available



DESCRIPTION

The subject property comprises a detached industrial/warehouse unit on a 0.51 acre site. The unit is constructed of steel portal framed construction and benefits from 3 ground level loading doors.

The unit benefits from an eaves height of 4.45m and underside haunch height of 3.57m.

The units sits on a 0.51 acres site and therefore benefits from a low site cover of 21.5%. The yard is fully concreted and secure with palisade fencing all round.

The unit is due to undergo a thorough refurbishment program, benefitting from new LED lighting and office accommodation.



Secure Yard



Floor Type: Polished  
Concrete



Eaves Height (M): 4.5



Lighting Type: LED



Loading Doors (Surface  
Level): 3



Power Cabling

# 12C Orgreave Close

///plans.scars.dizzy



## TERMS

The unit is available to lease on lease terms to be agreed.

## EPC

C

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £18,500

Rates Payable: £1.94 per sq ft

## SERVICE CHARGE

n/a

## RENT

£60,000 per annum

## CONTACT



**Max Pickering**

E: [mp@northcap.co.uk](mailto:mp@northcap.co.uk)

M: 07835 059 363 | 0114 303 7250

# NorthCap

**0114 303 7250**  
[www.northcap.co.uk](http://www.northcap.co.uk)

**MISREPRESENTATION ACT** These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 February 2026

FURTHER  
INFORMATION

12C  
Orgreave  
Close

///plans.scars.diz  
zy

GALLERY

