



132-138 Harvest Lane, Sheffield, S3 8EF

For Sale | 9,571 sq ft

Rare Freehold Commercial & Redevelopment Opportunity in the Heart of Regenerating Neepsend

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Summary

- Price: £475,000 VAT not applicable
- Business rates: Rateable value = £24,500

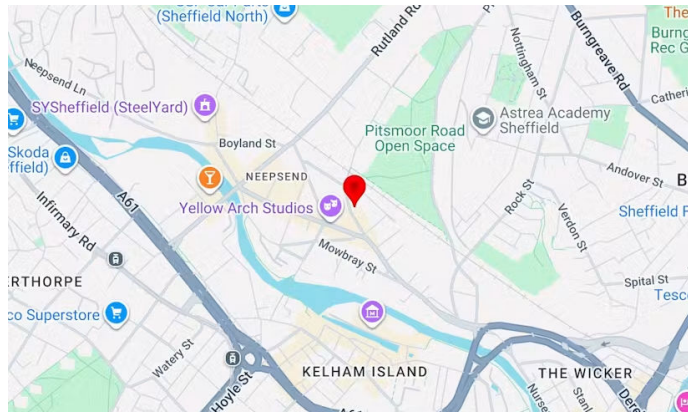
Further information

- [View details on our website](#)

Contact & Viewings



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Location

Harvest Lane is prominently situated in the heart of Neepsend/Kelham Island, widely regarded as Sheffield's most dynamic and fast-growing creative and commercial district. Nestled just north-west of Sheffield City Centre, this vibrant urban hub seamlessly blends the city's rich industrial heritage with cutting-edge modern commerce, making it a highly sought-after destination for independent retailers, creative agencies, and professional services.

Accommodation

Name	sq ft
Ground - Front Warehouse	2,619
Ground - Rear Warehouse	3,269
Mezzanine - Rear Mezz	927
Mezzanine - Rear Mezz 2	496
Mezzanine - Front Mezz- Office/Store	2,260
Total	9,571

Description

A self contained manufacturing unit with space over ground and mezzanine floors.

Access to the main warehouse is via a full height roller shutter door and personnel door leading directly on to Harvest Lane.



Internally, the main warehouse area is largely open plan with clear heights 3.8m in the front and 4.5m in the rear space. Small mezzanine areas in the main warehouse provide extra storage space and the mezzanine at the front is split between office and further storage.

Title

We are informed the property is held freehold. Copy title is available on request

Pricing

The property is available to purchase freehold for £475,000. We are informed that the property is not elected for VAT.

