

UNDER OFFER



Unit 8, The Old Dairy

The Old Dairy, Sheffield, S8 0XQ

2 storey light industrial unit/business unit in established SW Sheffield location with parking.

2,896 sq ft
(269.05 sq m)

- Light industrial unit
- Self contained unit with accommodation over 2 floors
- Ideal for light industrial, trade counter or business use
- Useful car park frontage area
- Good location with passing traffic

Unit 8, The Old Dairy, The Old Dairy, Sheffield, S8 0XQ

Description

The property comprises a detached light industrial unit on the ground floor of a traditional red brick building. The unit is light and bright inside with good windows and fluorescent lighting. The floor is concreted throughout, with there also being central heating.

The property is situated within a small hamlet of similar units.

Externally the property benefits from on site parking for the occupier and visiting customers.

Location

Broadfield Road is situated approximately 2 miles towards the south west of Sheffield. It provides the thoroughfare between Chesterfield Road and Abbeydale Road, and therefore benefits from good passing traffic. The unit provide an excellent location due to its convenient access from the popular areas towards the south west of the city and its proximity to Sheffield city centre.

Accommodation

The accommodation comprises the following areas:

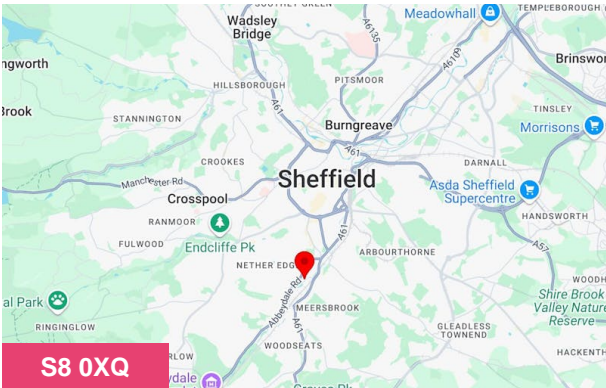
Name	sq ft	Availability
Ground	1,367	Under Offer
1st - Industrial	1,529	Under Offer
Total	2,896	

Availability

The unit is available by way of new lease on terms to be agreed.

Further Information and Viewing

Please contact Tim Bottrill @ colloco



Summary

Available Size	2,896 sq ft
Rent	£15,000 per annum
Rateable Value	£11,000
Service Charge	N/A
Estate Charge	£1 per sq ft
EPC Rating	E (124)

Occupier should be eligible for 100% - please contact the VOA for more info

Viewing & Further Information



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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 28/05/2025

