

**TO LET / FOR SALE**

**Manufacturing / Warehouse Unit -  
with potential to split**

**In-site**  
PROPERTY SOLUTIONS



## **UNIT 1 STATION ROAD**

**ECCLESFIELD  
SHEFFIELD S35 9XH**

Steel portal frame construction with a mixture of brick and metal cladding. Pitched profile clad roof incorporating rooflights.

- Close proximity to Junction 35 of M1
- Varied sized cranes in place throughout
- High eaves
- Significant power supply - up to 2mVA
- 4 bays totalling c. 80,000 sq ft
- Single end bay totalling 38,000 sq ft
- Total of c. 115,000 sq ft
- Adjoining offices available in isolation. From c. 4,000 up to c. 8000 sq ft available
- Arranged across 4 bays, potential to split



# STATION ROAD

SHEFFIELD S35 9XH

## LOCATION

The site is situated off Johnson Lane between Station Road and Johnson Lane in Ecclesfield, within the civil parish of the city of Sheffield. Ecclesfield is approximately 5.4 miles north of Sheffield city centre while being approximately 4.6 miles north west of Rotherham.

The subject units can be access by way of a new entrance from Station Road, providing HGV access to the site. There is an additional passenger vehicle entrance via Johnson Lane. The site has good access with Junction 35 of the M1 being approximately 2.2 miles to the east while the A6135 to Sheffield city centre is accessed directly off Station Road.



Additional 6,677 sq ft detached office building available with the building.





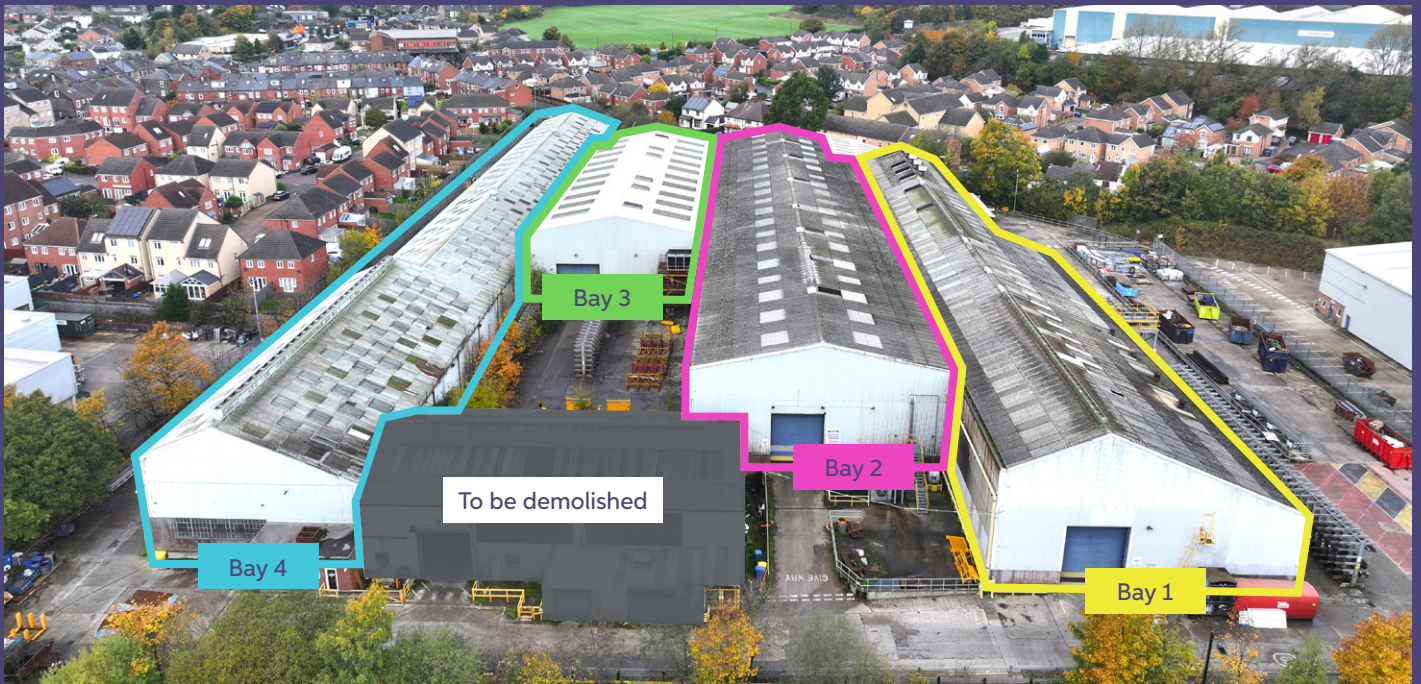
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## ACCOMMODATION

There is potential to split the units into various smaller units from 20,000 sq ft.

Area	Sq Ft	Sq M
Bay 1	28,317.69	2,630.78
Bay 2	31,407.68	2917.8450
Bay 3	21,481.84	1995.7120
Bay 4	34,663.53	3220.3202
Total	115,870.74	10,764.65
Offices	6,677.02	620.31



## FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:



Ed Norris  
07711 319 339  
ed@cppartners.co.uk

Max Pickering  
07835 059 363  
max@cppartners.co.uk

Alternatively, please contact the landlord directly:



Billie Bristow  
bb@in-siteproperty.com

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