

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

Land at Upwell Street, Sheffield S4 8BG



- Yard / Open Storage Compound To Let
- Located in Established Industrial Area Close to M1 (J34)
- Total Site Area - Approx 1.48 Acres
- Quoting £75,000 Per Annum
- Immediately Available

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)





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## LOCATION

The land is situated on Upwell Street, at its junction with Carlise Street East, a well-established industrial location in the Don Valley, situated less than 2 miles to the east of Sheffield City Centre with Meadowhall Shopping Centre and the M1 (J34) just over 2 miles further east.

There are a number of well-known occupiers in the area including Daver Steels, MHH Contracting and Eurofleet Sheffield.

## DESCRIPTION

The site is approximately 1.48 acres in size and has a relatively level surface.

The site would suit open storage; however other uses will be considered subject to planning.

## ACCOMMODATION

(All areas are approximate)

**1.48 Acres**

**0.6 Hectares**



## RATING

The rating assessment is: -

Land used for Storage R.V. £20,750

## RENT

We are quoting **£75,000 per annum exclusive**.

## VAT

If elected, VAT will be paid at the prevailing rate.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Any further information can be obtained from the sole agents detailed below:

**Mark Holmes - Crosthwaite Commercial**

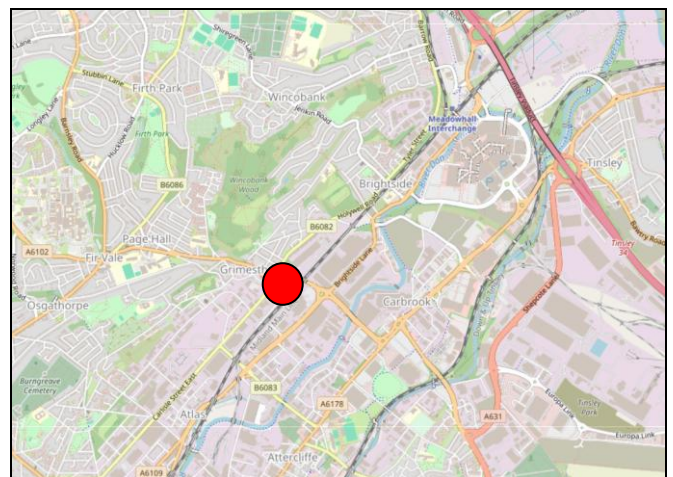
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**SUBJECT TO CONTRACT AND AVAILABILITY September 2025**