

Property Consultants



T 0114 272 3888

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

For Sale

386 Coleridge Road, Sheffield, S9 5DD



- Detached Industrial Building
- Recently Extended Office Space
- Refurbished To A High Specification
- Secure Gated Yard
- 12,656 Sq ft Building on 0.75 Acre Site
- For Sale With Vacant Possession
- Ideal for Owner Occupiers



**Crosthwaite
COMMERCIAL**

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LOCATION

The property occupies a prominent position on Coleridge Road within an established industrial area of Sheffield (S9), approximately three miles east of the city centre. Coleridge Road connects directly with Attercliffe Road (A6178) and the Sheffield Parkway (A57), providing excellent access to the wider South Yorkshire region.

The location benefits from superb transport links, with the Sheffield Parkway offering direct access to Junction 33 of the M1 Motorway, situated approximately four miles to the east. The Sheffield city centre and Meadowhall Shopping Centre are within a short drive.

DESCRIPTION

The property comprises a modern, well-presented industrial/warehouse unit with high-quality office accommodation situated within a secure, self-contained site. The building is of steel portal frame construction with insulated profile metal cladding to the elevations and roof. The building has extensive PV cells fitted to the roof benefiting from subsidised electrical costs. The building has been recently extended with a new office block built to the front of the site. The Warehouse benefits from craneage.

Externally, the building benefits from a dedicated secure yard and gated entrance, offering EV Charging points with ample car parking and loading areas.

ACCOMMODATION

(Approx internal areas)

Warehouse	3,221 sq ft	299 sq m
Offices	3,221 sq ft	299 sq m
Stores	1,385 sq ft	129 sq m
Mezzanine Offices	1,509 sq ft	140 sq m
2 Storey Office Block	3,336 sq ft	310 sq m
Total	12,656 sq ft	1,176 sq m

The site extends to approx. 0.75 acres. Around 6,500 sq ft of Warehouse space could be provided if the offices and mezzanine reconfigured.



PRICE

Price on Application.

TENURE

Freehold with vacant possession provided on completion.

RATING

According to the 2023 Rating List on the Internet, the premises are rated as follows:

Warehouse & Premises – RV £40,750

ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

MONEY LAUNDERING

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

LEGAL COSTS

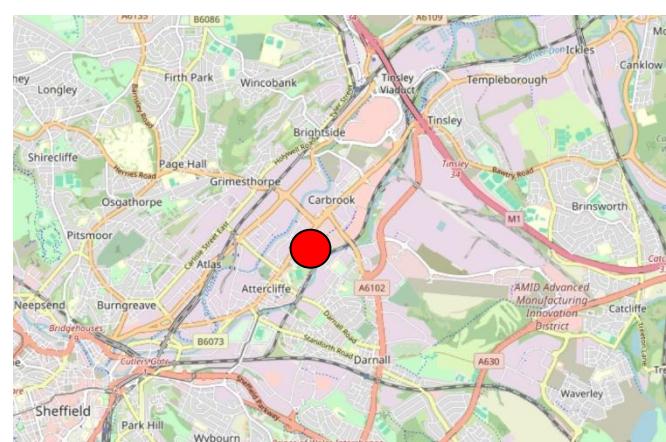
Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial
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 07738 275 226

Chloe Bennett – Crosthwaite Commercial
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SUBJECT TO CONTRACT AND AVAILABILITY December 2025