

Property Consultants



To Let

417A&B Petre Street, Sheffield S4 8LL



- Prominent Mid Terrace Industrial Units
- Located in Established Industrial Area Close to M1 (J34)
- Two Units Available Totalling 6,289 sq ft (584.24 sq m)
- Excellent Road Access
- Immediate Occupation Available
- Available To Let on a New Lease

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LOCATION

Petre Street is an 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, English Pewter Company and Eurofleet Sheffield.

DESCRIPTION

The premises provide two mid-terraced warehouse of steel portal frame construction with brick elevations, beneath a newly installed pitched roof. The units have an eaves height of approximately 4.4m.

Access to each unit is provided via a pedestrian door and full height ground loading roller shutter doors. Internally there is a block providing office space/WC's.

Externally, there is a demised yard to the front.

ACCOMMODATION (Approx gross internal areas)

417A	2,688 sq ft	249.7 sq m
417B	3,602 sq ft	334.6 sq m



RATES

According to the Valuation Office Agency – Rating List on the Internet 2026, the premises are assessed as follows:

- 417A – To be reassessed.
- 417B - Shop & Premises RV £16,000

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

RENT

417A	£20,000 per annum
417B	£27,000 per annum

LEASE

The premises are offered on a new lease on terms to be agreed.

VAT

VAT will be payable on the rent.

RENT DEPOSIT

A rent deposit will be held as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

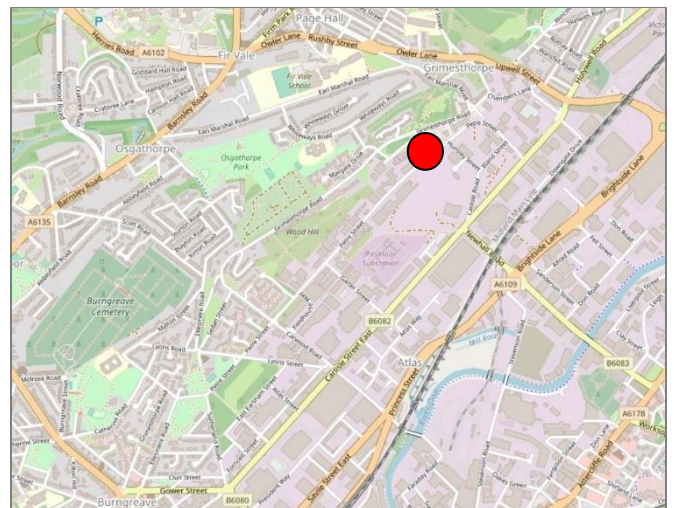
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SUBJECT TO CONTRACT AND AVAILABILITY January 2026