

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Unit 8 Orgreave Close, Sheffield S13 9NP



- **Preliminary Details**
- **Workshop/Warehouse Premises with First Floor Offices**
- **Located on an Established Industrial Estate**
- **22,055 sq ft Gross Internal Area**
- **Large 1.04 Acre Gated Site. Low Site Coverage**
- **To Let on a New Lease**

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LOCATION

The property is situated on Orgreave Close, near to its junction with Orgreave Drive on the Dorehouse Industrial Estate. Orgreave Drive connects onto Retford Road and Rotherham Road providing access approximately one and a half miles north to Sheffield Parkway and Junction 33 of the M1 lies approximately two miles north. Retford Road also gives access via Aston Bypass to Junction 31 of the M1, which lies approximately four miles east. Sheffield City Centre is approximately five miles to the west.

Other occupiers on the estate include Clark & Partners, DVSA, Lidl, Lomas Engineering, Bramhall's Autobodies, Meadows Bakery, and Protech Air Conditioning.

DESCRIPTION

The premises comprises warehouse unit of steel portal frame construction under a pitched roof.

The property provides mainly open-plan warehouse/workshop space with a pedestrian access on the left hand side of the unit to a reception leading to the first-floor offices, kitchen and WCs. The right hand side warehouse is accessed through a full height roller shutter which is approximately 5.5 high by 5.5m wide, along with a separate pedestrian access. Eaves height is approximately 3.5m rising to 7.3m at the apex and 3.7m under the office accommodation.

Externally, there is a large yard area to the front and side of the premises suitable for external storage and heavy loading.

ACCOMMODATION (Approx gross internal areas)

Warehouse/Workshop	15,269 sq ft	1,418 sq m
First Floor Offices	6,783 sq ft	630 sq m
Total	22,007 sq ft	2,048 sqm



RENT

Price on Application. VAT will be payable on the rent.

LEASE

The unit is offered to let by way of a new lease on terms to be agreed.

RENT DEPOSIT

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

RATES

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

Workshop & Premises RV £79,500

ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 28 B. A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes - Crosthwaite Commercial

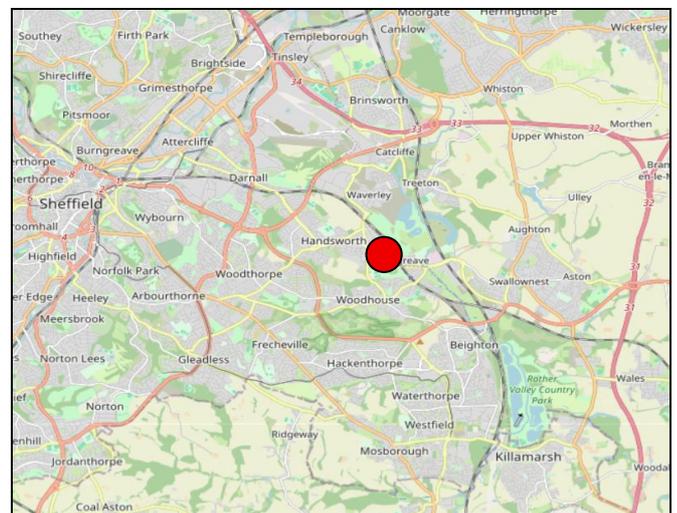
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SUBJECT TO CONTRACT AND AVAILABILITY

March 2026