

Property Consultants



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

# For Sale

Alliance House, Roman Ridge Road, Sheffield S9 1GB



- **Four Storey Office Building For Sale**
- **Excellent Location Close to Meadowhall and the M1**
- **Ideal for Owner Occupiers/Investors/Developers**
- **15 Car Parking Spaces Onsite**
- **Total Gross Floor Area – 5,743 sq ft (533.5 sq m)**
- **Offers Invited in the Region of £375,000**
- **Available Q1 2027**

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## LOCATION

The property is located on Roman Ridge Road on the established Roman Ridge Road Industrial Estate. There are excellent transport links with J34 of the M1 motorway approximately 0.5 miles to the east and Sheffield City Centre is some 3 miles to the south.

Other occupiers on the estate include Brook Bakery, Taskers UK, SCX and Dynamic.

## DESCRIPTION

The building is a brick-built office property arranged over four floors under a flat roof. The premises comprises four floors of office accommodation which has been partitioned into various sized suites. There are kitchen and toilet facilities on the first, second and third floors. Internally the premises benefits from comfort cooling aircon and gas central heating on all floors, along with double glazed upvc windows and fibre internet.

Externally the property has a car park to the front of the site for circa 15 cars, along with 2 EV charging points.

## ACCOMMODATION (Approx internal areas)

Ground Floor	1,242 sq ft	115.4 sq m
First Floor	1,165 sq ft	108.2 sq m
Second Floor	1,068 sq ft	99.3 sq m
Third Floor	1,165 sq ft	108.2 sq m
<b>Total Net Area</b>	<b>4,640 sq ft</b>	<b>431.1 sq m</b>
<b>Total Gross Area</b>	<b>5,743 sq ft</b>	<b>533.5 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

## SALE

Offers in the region of **£375,000** are invited for the Freehold interest. If applicable VAT will be payable at the prevailing rate.

## TENURE

The freehold of the property is available – Title Number SYK99796.

## RATING

The premises are assessed as follows:

Offices and Premises - Rateable Value £24,750.

## MONEY LAUNDERING

Purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## 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.

**Charlie Appleyard – Crosthwaite Commercial**

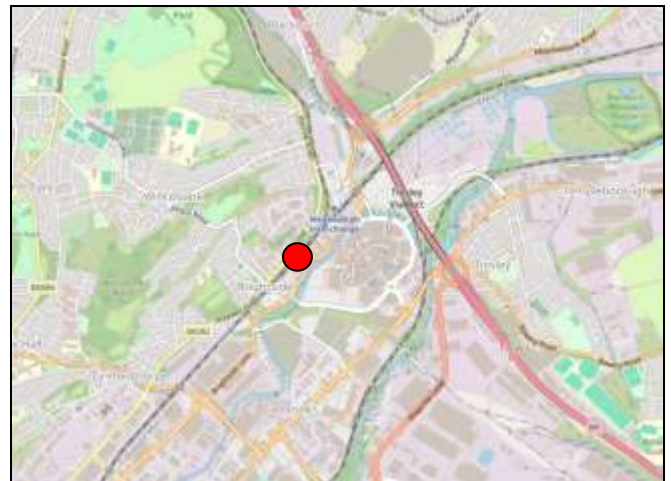
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SUBJECT TO CONTRACT AND AVAILABILITY

March 2026