

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Land at 861 Ecclesall Road, Sheffield S11 8TH



- **Self Contained Hard Surface Plot to Let**
- **Excellent Location Close to Ecclesall Road**
- **Total Site Area - Approx 0.18 Acres**
- **Quoting £15,000 Per Annum**
- **Available to rent on flexible terms**
- **Immediately Available**

www.crosthwaitecommercial.com



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LOCATION

The subject site is situated at the far end of Blenheim Reach and is accessed directly off the estate road. The estate itself is host to wide array of businesses from showrooms to offices to a nursery and coffee shop/restaurant.

Blenheim Reach itself is located in Banner Cross to south west of Sheffield city centre.

DESCRIPTION

The property comprises a self-contained plot of land that could be used for a variety of uses including storage, leisure or hospitality. It is secure with metal gates and benefits from a hardcore/concrete ground surface throughout.

Due to the lack of water, it would not however be suitable for a car wash business. Neither, due to other tenants being on site, would it suit occupation by a heavy industrial type business.

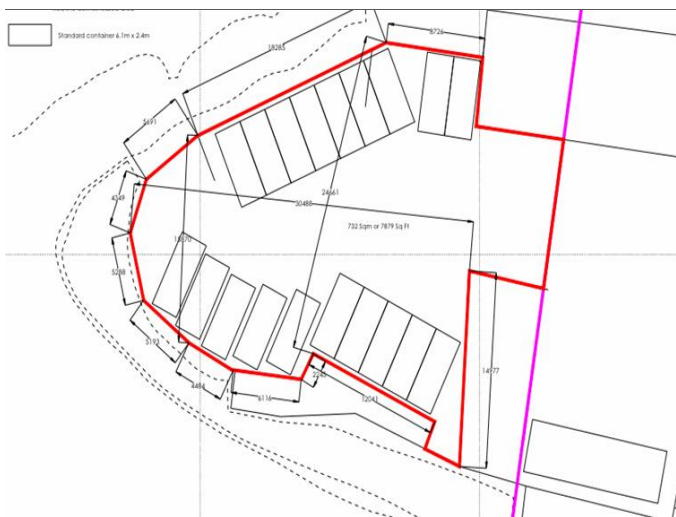
Otherwise, our client is open to working with a business to deliver an exciting use on the site that enhances the wider estate.

ACCOMMODATION

(All areas are approximate)

0.18 Acres

0.07 Hectares



RENT

We are quoting **£15,000 per annum.**

VAT

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

RENT DEPOSIT

A rent deposit may 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 costs 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

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

Mark Holmes - Crosthwaite Commercial

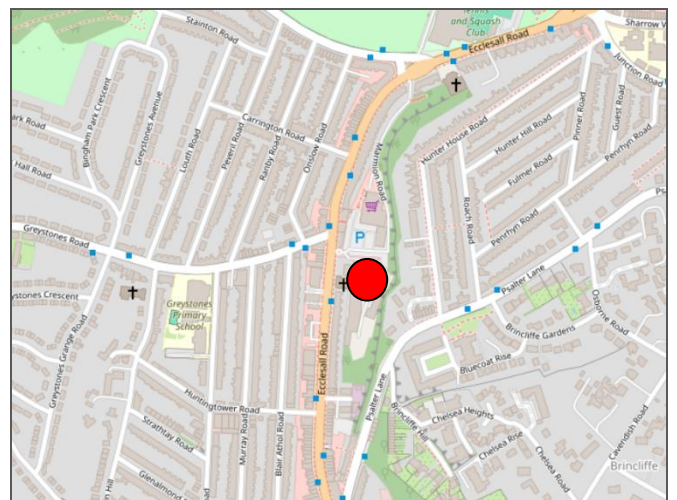
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SUBJECT TO CONTRACT AND AVAILABILITY

May 2026