

Property Consultants



To Let

Unit 2B, 47 Clay Street, Attercliffe, Sheffield S9 2PF



- **Workshop/Warehouse Premises with First Floor Offices**
- **Located on an Established Industrial Estate**
- **Roller Shutter Access with Eaves Height to 6.6m**
- **6,015 sq ft (558.8 sq m)**
- **Quoting £40,000 Per Annum**
- **To Let on a New Lease**

LOCATION

The property is located on Clay Street in the Lower Don Valley area of Sheffield. Sheffield City Centre is approximately 1.5 miles to the south west. The M1 junction 34 is circa 1.5 miles to the north east, providing great access to the wider region.

There are a wide range of established business' located close by including PDSA, Silverleaf, Eurocell Building Plastics, We Do Workwear and many more.

DESCRIPTION

The property provides a mostly open plan industrial/warehouse unit with office and welfare accommodation to part of the ground and first floor.

The premises are accessed through either a pedestrian door or a full height roller shutter measuring 5.2 m high by 3.1m wide.

The ground floor has open plan warehousing with eaves reaching 6.6m high along with office/welfare accommodation and a WC block to the side. The first floor comprises of office accommodation and a kitchenette.

Externally there is a shared yard along with demised parking directly to the front of the unit.

ACCOMMODATION (Approx net internal areas)

Warehousing & Welfare	4,865 sq ft	452 sq m
First Floor Offices	1,150 sq ft	106.8 sq m
Ground Floor Total	6,015 sq ft	558.8 sq m



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 87 (Band D).

RENT

Rental offers of **£40,000 per annum exclusive** are invited. If applicable, VAT will be payable.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT DEPOSIT

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

RATING

According to the 2026 Rating List, the premises are assessed as follows: -

Warehouse & Premises R.V. £30,000

Subject to status, 100% business rates relief could be available resulting in a nil charge.

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 agents detailed below:

Charlie Appleyard – Crosthwaite Commercial

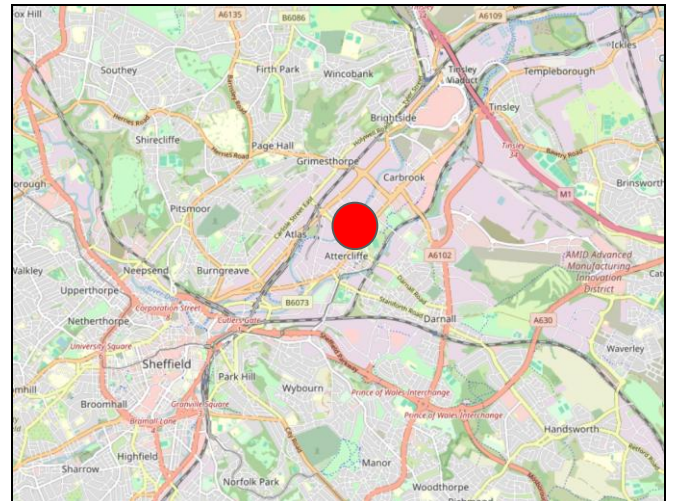
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SUBJECT TO CONTRACT AND AVAILABILITY May 2026