

Property Consultants



To Let

Unit 2 Parkhouse Works, Bacon Lane, Sheffield S9 3NH



- **Workshop/Warehouse Premises To Let**
- **Located on an Established Industrial Estate**
- **Roller Shutter Access with Eaves Height to 7.6m**
- **5,598 sq ft (520.6 sq m)**
- **Quoting £32,500 Per Annum**
- **To Let on a New Long-Term Lease**

www.crosthwaitecommercial.com

LOCATION

The property is located on the south west of Bacon Lane, close to its junction with Worthing Road in the Attercliffe area of Sheffield. Attercliffe itself is a predominantly industrial location with a large mix of occupiers, save for the main high street which provides a wide range of retail tenants.

Bacon Lane is conveniently located to provide access to Sheffield city centre to the south west and Junction's 33 and 34 of the M1 Motorway to the east and north east respectively. The M1 in turn provides access to the wider regional motorway network.

DESCRIPTION

The unit is formed of brick-built construction under a pitched roof with a steel portal frame and full height cladding.

There is full height roller shutter to the front of the property. The eaves measure 7.6m, and there is a crane inside the unit.

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

ACCOMMODATION (Approx net internal areas)

Total 5,598 sq ft 520.6 sq m



RATING

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

Workshop & Premises R.V. £21,250

RENT

Rental offers of **£32,500 per annum exclusive** are invited.

VAT

If applicable, VAT will be payable.

LEASE

The premises are available to let on a new long term lease.

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

EPC certificate available 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 agents detailed below:

Tom Shelton - Crosthwaite Commercial

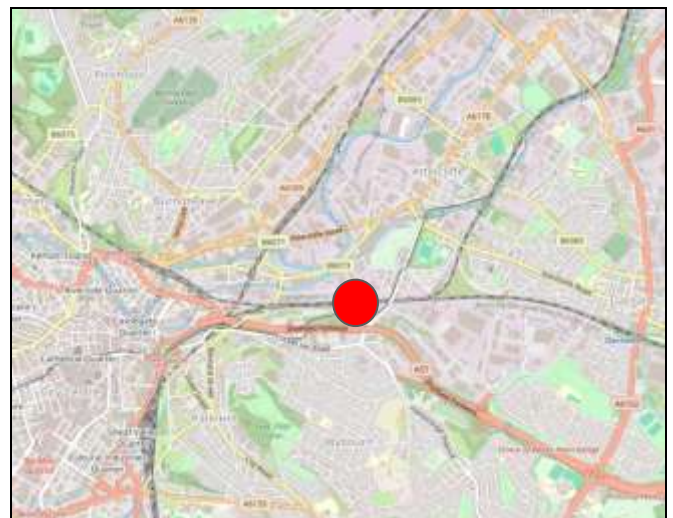
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SUBJECT TO CONTRACT AND AVAILABILITY June 2026