Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

## Unit 6 Petre Drive, Sheffield, S4 7PZ




- Workshop / Light Industrial Unit For Sale
- 1,979 sq ft Gross Internal Area (inc. Mezzanine)
- Roller Shutter Loading and Forecourt Parking
- Potential 100% Small Business Rate Relief
- Vacant Possession, Ideal for Owner Occupiers
- Offers in the Region of £200,000
- Freehold

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## LOCATION
Petre Drive is a small cul-de-sac off Petre Street, a popular and well-established industrial location in the Lower Don Valley, approximately 2 miles north east of Sheffield city centre.

Junction 34 of the M1 Motorway is approximately 2.5 miles away via Brightside Lane, with Meadowhall a short drive away.

Petre Drive is entirely commercial, with occupiers including Dench Engineering, Euchner (UK) Ltd and AA Grinding Services amongst others.

## DESCRIPTION
A single-storey brick workshop beneath a double-skinned profiled metal sheet roof with rooflights. Access is via a roller shutter door with eaves of 3.1m rising to 3.7m.

The open plan workshop has a painted concrete floor, LED lighting, recently renewed electrics and a full-width steel mezzanine to the rear providing additional storage.

To the front is an office/reception with WC facilities serving the office and workshop.

Externally there is a surfaced forecourt providing, with further on-street parking on Petre Drive.

## ACCOMMODATION (Approx Internal Areas)

| | | |
|---|---|---|
| Workshop | 1,326 sq ft | 123.2 sq m |
| Office / Reception | 189 sq ft | 17.6 sq m |
| WCs | 73 sq ft | 6.8 sq m |
| Mezzanine | 391 sq ft | 36.4 sq m |
| **Total Floor Area** | **1,979 sq ft** | **183.9 sq m** |



## SALE
Offers in the region of **£200,000** are invited for the Freehold interest (Title No. SYK367774) with vacant possession on completion. [VAT position to be confirmed]

## RATING ASSESSMENT
According to the Valuation Office Agency – Rating List 2026, the property has the following assessment-

Workshop and Premises - RV £9,100

As the rateable value is below £12,000, qualifying occupiers may benefit from 100% Small Business Rate Relief. Interested parties should make their own enquiries with Sheffield City Council.

## ENERGY PERFORMANCE CERTIFICATE
An EPC will be available on request.

## MONEY LAUNDERING
In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## LEGAL COSTS
Each party is to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS
Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Charlie Appleyard - Crosthwaite Commercial**
**charlie@crosthwaitecommercial.com**
**07852 195 089**




**SUBJECT TO CONTRACT & AVAILABILITY** **October 2026**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.