

Industrial Unit

To Let



68-70 Catley Road
Darnall, Sheffield S9 5JF



68-70 Catley Road

Darnall, Sheffield S9 5JF



Agreement

To Let



Detail

INDUSTRIAL



Rent/Price

£70,000 pax



Size

1,131.24 (12,177 sq ft)



Location

Sheffield S9 5JF



Property ID

751.1243614

For Viewing & All Other Enquiries Please Contact:

George Thompson

FRICS

Surveyor

T: 01142 449121

M: 07831 446 313

E: george.thompson@eddisons.com

Property

The property comprises a detached double bay light industrial warehouse with offices to the front. The industrial areas have eaves height ranging from 3.8 m – 5.1 m with 2 electrically operated roller shutter access doors to each end of the building with refurbished and extended offices to the front.

Externally, there is a small secure yard to the side of the property and to the front is a large surfaced open area capable of accommodating approximately 30 car parking spaces.

The property has benefited from re-cladding and also being re-roofed. Internally, the workshop areas have sealed flooring, LED lighting, gas blower heater and electrically operated roller shutter doors. The frontage to the building has also recently been re-clad.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Industrial Unit and Rear Workshop	1,028.68	11,073
Front Office and Ancillary Areas	102.56	1,104
Total GIA	1,131.24	12,177

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield Council
Description: Industrial and Premises
Rateable value: £41,500
Period: From 1st April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: 110(E) – Valid until 19/01/2033

Tenure

The property is available to let by way of a 3, 6 or 9 year Full Repairing and Insuring Lease with 3 yearly rental reviews.

Rent

£70,000 per annum exclusive.

VAT

VAT will be/will not be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, 2 forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is situated to the southern side of Catley Road, approximately 200 yards away from the junction with Greenland Road which forms part of the main arterial route from Sheffield's Lower Don Valley to Sheffield Parkway and gives dual carriageway access to Junction 33 of the M1 Motorway and Sheffield Parkway.

Junction 34 of the M1 lies approximately 2 miles distant.





