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To Let



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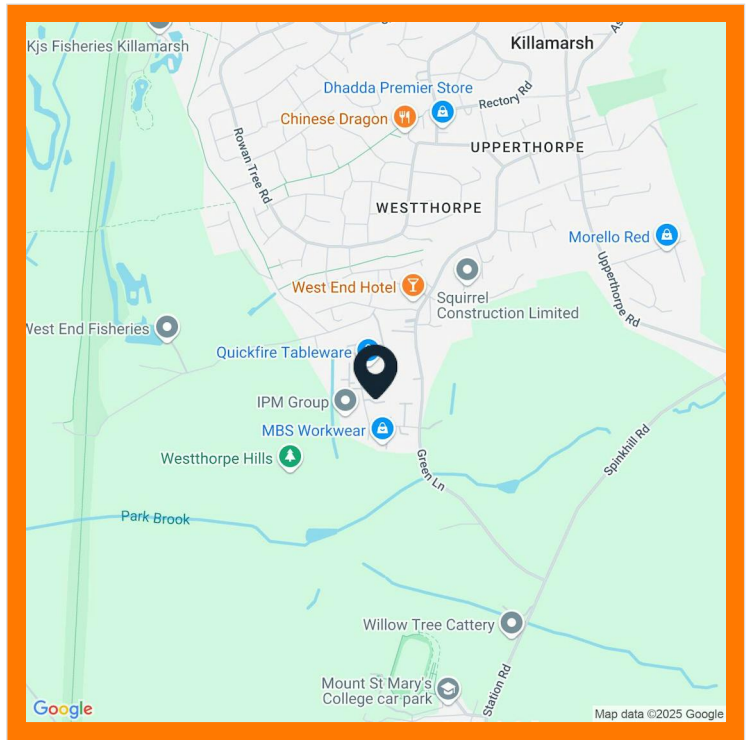
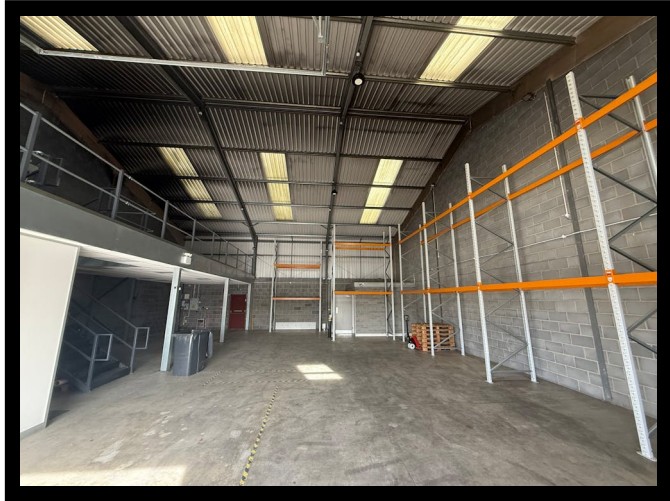
Modern Light Industrial Unit with Mezzanine and Office Space

£23,500 per annum

Unit 6E, Westthorpe Fields Road, Sheffield, S21 1TZ
0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

smcbrownillvickers.com

- Generous Warehouse Space
- Mezzanine Level
- Modern Office and Reception Areas
- Secure and Accessible Location
- On-Site Parking & Good Access



Description

Unit 6E is a modern light industrial unit that offers a spacious open-plan warehouse with high ceilings, durable concrete flooring, and built-in racking, complemented by a mezzanine level for additional storage or office use. It forms part of a terrace of six units comprised of steel portal frame construction with part brick and part metal profile clad elevations. The property also provides 6 allocated on-site car parking spaces and good loading facilities.

The unit also features a dedicated office and reception area, making it ideal for warehousing, distribution, light manufacturing, or trade businesses.

The unit benefits from 3-Phase power supply.

There is a roller shutter access of 3.5m high by 3.2m wide, as well as a separate personnel door.

Location

The accommodation is situated on Green Lane forming part of the Westthorpe Fields Business Park, south of Sheffield city centre and close to Killamarsh. The accommodation is easily accessible from Junction 30 of the M1 Motorway, via the A6135 main road. The accommodation is easily accessible from Junction 30 of the M1 Motorway, via the A6135 main road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse	2,343	217.67	Available
Ground - Ground Floor Office	253	23.50	Available
Mezzanine	876	81.38	Available
Total	3,472	322.55	

Asking Terms

The property is available on a new lease basis on flexible terms at an initial rental of £23,500 per annum plus VAT.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £15,000 Effective from April 1st 2026

Energy Performance Certificate

E (103)

Isaac Clayton

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