

WATLING
REAL ESTATE

For Sale / To Let

Unit 18, Jessops Riverside, 800 Brightside Lane, Sheffield, S9 2RX

Modern Hybrid 7,495 Sq Ft Unit Available with Vacant Possession

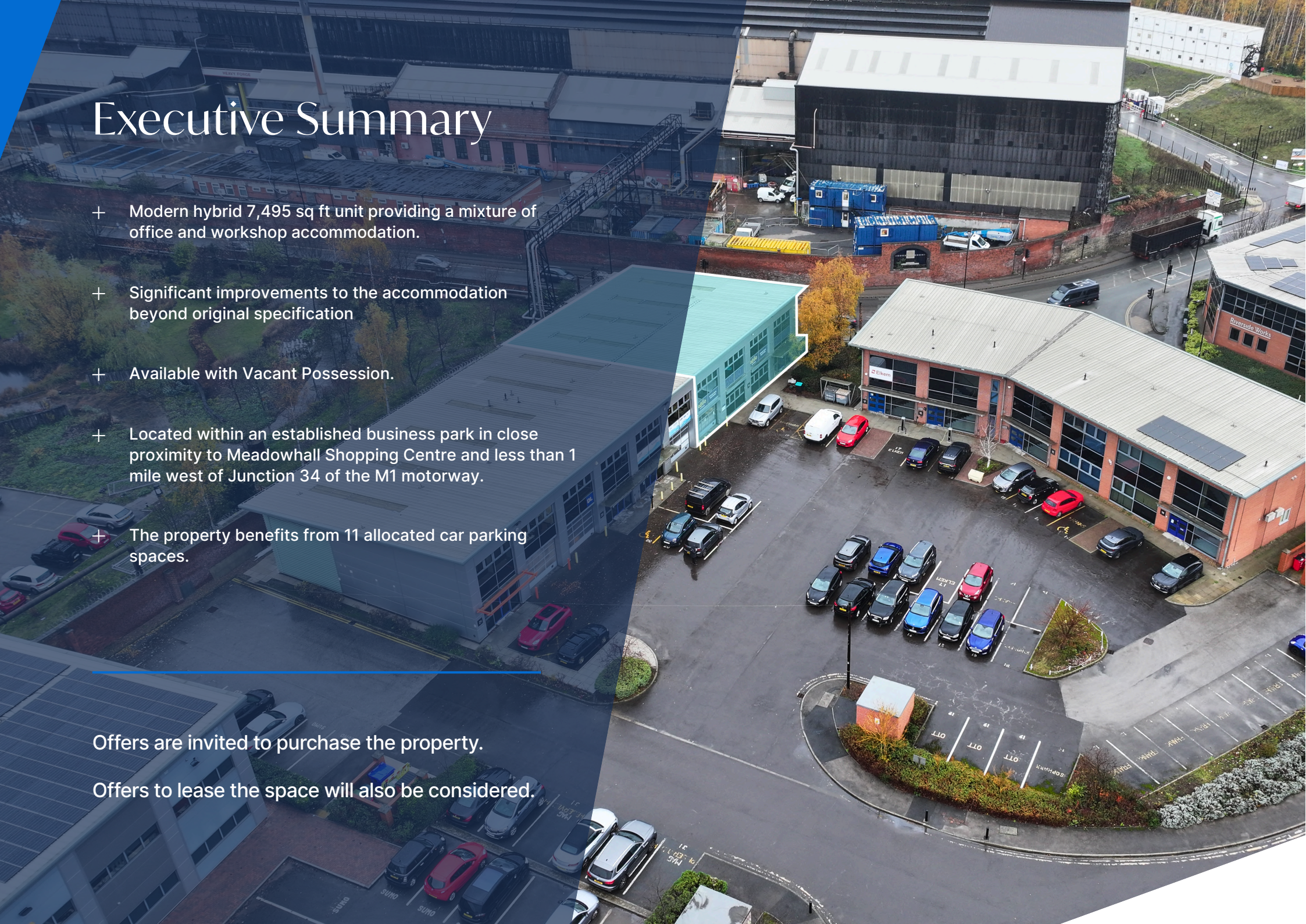
On behalf of Howard Smith & James Clark, appointed as Joint Liquidators

Executive Summary

- Modern hybrid 7,495 sq ft unit providing a mixture of office and workshop accommodation.
- Significant improvements to the accommodation beyond original specification
- Available with Vacant Possession.
- Located within an established business park in close proximity to Meadowhall Shopping Centre and less than 1 mile west of Junction 34 of the M1 motorway.
- The property benefits from 11 allocated car parking spaces.

Offers are invited to purchase the property.

Offers to lease the space will also be considered.



Location

The property is situated within Jessops Riverside, an established business park approximately 2 miles north east of Sheffield City Centre. The business park is accessible via Brightside Lane (A6109 road). The River Don flows on the eastern side of the business park.

There are excellent road connections in the area with Junction 34 of the M1 motorway located less than 1 mile to the east of the subject property. The area benefits from a good level of amenities with Meadowhall Shopping Centre located approximately 1/2 mile to the north of the subject property. Meadowhall Train Station provides regular rail access to Sheffield (10 minutes), Doncaster (20 minutes), and Leeds (50 minutes).

On the opposite side of the River Don Sheffield Forgemasters have been granted planning permission to build a landmark scheme that will further strengthen the commercial uses in the area.

Occupiers within the business park include PDQ Spares Limited, Sumo Digital Limited, Elkem Limited and Red Cross.






Junction 34 of M1 Motorway
Meadowhall Shopping Centre
Meadowhall Train Station
Sheffield Forgemasters Development
Brightside Lane (A6109)
The Property
Car
Meadowhall Shopping Centre
5 min
M1
6 mins
Sheffield
10 mins
Train
Sheffield
10 mins
Doncaster
20 mins
Leeds
50 mins
Bus
Meadowhall Shopping Centre
5 mins
Sheffield
13 mins
Rotherham
18 mins

Description

The property comprises an end terrace modern hybrid unit that provides a mixture of office and workshop accommodation. The accommodation within the unit has been significantly improved beyond its original specification.

The unit is of steel frame construction with profile sheet elevations beneath a metal-clad single-pitch roof. The ground floor comprises predominantly workshop areas as well as partitioned cellular offices to the rear. The specification of the workshop areas includes: concrete flooring, fluorescent strip lighting and 3x roller shutter access doors. The roller shutter access is currently isolated from the unit by way of glass and lightweight partitioning.

The first floor of the unit comprises cellular office accommodation. The specification of the offices includes: suspended ceilings with recessed lighting, air conditioning, perimeter trunking and gas central heating.

There are toilet facilities on both ground and first floors, with the first floor also including a kitchen area. The upper floor is accessible via a 5-person passenger lift and stairwells at the front and rear of the building.

The property benefits from 11 allocated car parking spaces.





Further Information

ACCOMMODATION

The approximate Gross Internal Area is:

Description	SQ.M	SQ.FT
Ground Floor	364.2	3,921
First Floor	332.1	3,574
Total	**696.3**	**7,495**

The property benefits from 11 allocated car parking spaces.

TITLE INFORMATION

The property is offered for sale by way of a recently created long leasehold interest. Further information is available upon request.

OCCUPANCY

The property is available with Vacant Possession.

PLANNING INFORMATION

The property is located in an area that falls within the authority of Sheffield City Council.







Further Information

BUSINESS RATES

Rateable Value: £39,250 Rates Payable (26/27): £21,784

Interested parties are to rely on their own enquiries with the Local Authority.

EPC

The property benefits from an EPC rating of C (71) that is valid until 12 January 2036.

OFFERS

We are invite offers to purchase the long leasehold interest in the property. Offers to lease the space will also be considered.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the sale of the property. Sale on Behalf of Joint Liquidators.

SALE ON BEHALF OF JOINT LIQUIDATORS

The property is offered for sale on behalf of Joint Liquidators. The Liquidators offer no title or collateral warranties associated with this property or transaction. The Liquidators act without personal liability.

VIEWINGS

Strictly by prior appointment with Watling Real Estate, acting as sole agents.

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DATE

October 2026

Property Reference

223133

Subject to Contract

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