

# Fieldhouse Way Industrial Estate

Petre Street Sheffield S4 7SF

Warehouse | 3,675 - 4,553 ft<sup>2</sup>



24-hour access



Roller shutter door



LED lighting

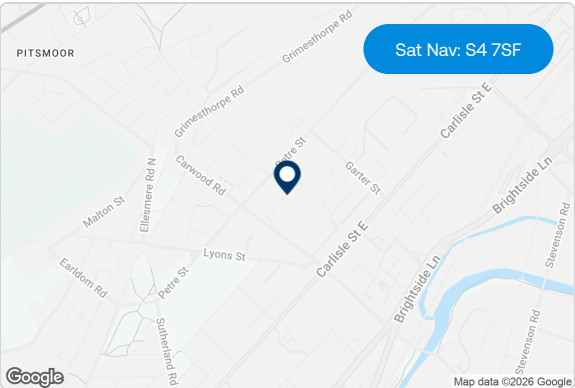


Yard and parking area

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)



### Description

The available warehouse units comprises industrial units of steel portal frame construction with a combination of brick work elevations and steel cladding above. Internally the units benefit from an open plan warehouse with a reception entrance area, ground floor office, W/Cs and first floor offices, full height roller shutter door, LED lighting in the warehouse. The office accommodation is heated and has carpeting. Externally there is a yard area and ample parking.

### Location

The properties are situated on Fieldhouse Way within the Lower Don Valley area of Sheffield. The property is located just 3.5 miles to the north east of Sheffield City Centre and benefits from excellent links to the M1 motorway at Junction 34, approximately 3 miles away. The surrounding area is home to a range of national and regional occupiers.

### Further information

- EPC**  
Unit 3: C, Unit 7: E, Unit 11: D,
- Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.
- Terms**  
Available on new full repairing and insuring leases.
- Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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### Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 3  | Warehouse     | 3,675        | Immediately  | 2,373        |
| Unit 7  | Warehouse     | 4,074        | Immediately  | 2,631        |
| Unit 11 | Warehouse     | 4,553        | Coming soon  | 2,940        |
| Total   |               | 12,302       |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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