

FOR SALE / TO LET

**28 ORGREAVE CLOSE
SHEFFIELD**



**DISTRIBUTION WAREHOUSE ON POPULAR ESTATE
GIA: 17,838 SQ FT (1,657.2 SQ M)**

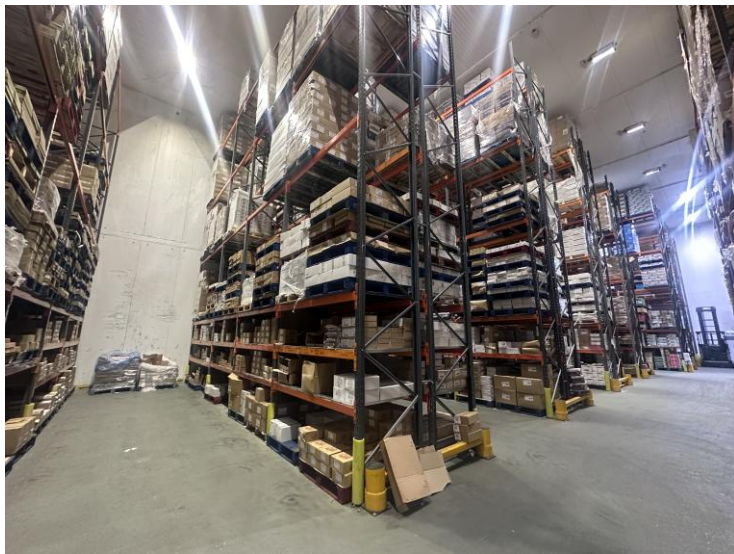
**DISTRIBUTION WAREHOUSE WITH YARD TO FRONT
CURRENTLY USED AS A COLD STORE / DISTRIBUTION FACILITY
INTEGRAL TWO STOREY OFFICES
SITE AREA OF CIRCA 1.215 ACRES / 0.492 HECTARES
EAVES HEIGHT OF UP TO 11M
POPULAR INDUSTRIAL LOCATION
AVAILABLE IMMEDIATELY**

SAT NAV: S13 9NP

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

The property is located on Orgreave Close which forms part of the established Dore House Industrial Estate, Sheffield which is situated in an established location within close proximity to Junctions 31 and 33 of the M1 motorway.

The Dore House Industrial Estate is located approximately 6 miles east of Sheffield City Centre in Handsworth. The surrounding areas is a combination of industrial and residential, and the advanced manufacturing park is located just 1.5 miles away.

DESCRIPTION

The property comprises a purpose built storage and distribution facility originally constructed in the 1980's but was subject to a substantial extension in 1994.

The property is of steel portal frame construction beneath a pitched metal profile clad roof and internally has been fully fitted as a cold store with the associated loading and forklift truck charging areas to the front. The original cold store has a floor to ceiling height in the region of 5.85m. In 1994 an extension constructed to the rear of the original building with an internal eaves height of 11m. Solar Panels have been installed to part of the roof of the main warehouse.

A two-storey office block of brick construction beneath a flat asphalt roof adjoins the main warehouse and internally has been rearranged to provide a combination of cellular office accommodation with associated meeting rooms, as well as a kitchen. In addition, there are the usual male and female WC facilities, along with staff canteen and welfare areas.

Externally, the yard to the front of the building is used for loading and for the parking of commercial vehicles and to the side and rear of the building is staff car parking for approximately 30 vehicles.

ACCOMMODATION

Description	sq m	sq ft
Ground Floor – Cold Store	1,086	11,689
Ground Floor – Chillers	51.8	557
Ground Floor - Ancillary	122	1,314
Ground Floor – Offices	198.7	2,139
First Floor – Offices	198.7	2,139
Total	1,657.2	17,838

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice. All parties are advised to carry out their own measurements.

SITE

The property has a site area in the region of 1.215 acres (0.492 hectares).

GUIDE PRICE

The subject premises are available on a Freehold basis with the benefit of vacant possession at a guide price of:

£1,500,000
(one million five hundred thousand pounds)

GUIDE RENT

The property is also available To Let on a new Lease for a term of years to be agreed with ab guide rent of:

£115,000 per annum

BUSINESS RATES

Local Authority:	Sheffield
Description:	Cold Store & Premises
Rateable Value:	£80,500

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will provide once available.

PLANNING

The property has been used as a cold store/distribution warehouse for a number of years, which we understand to fall within Class B8 (Storage and Distribution).

Interested parties are advised to make their own enquiries of the Local Authority in respect of their proposed use.

VAT

All sums are quoted exclusive of VAT, if applicable.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

By appointment with the joint sole agents:

Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles.davis@geohallam.co.uk
Direct Tel: 07702 516 860

or:

Commercial Proeprty Partners

Contact: Will Rowe
Email: Will@cpp.uk
Direct Tel: 07709 281 377

February 2026

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors
Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.