

# 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](http://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
<b>Total</b>	<b>1,657.2</b>	<b>17,838</b>

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).

## TENURE

The subject premises are available on a new lease for a term of years to be agreed.

## GUIDE RENT

Rental offers are invited in the region of:  
**£115,000 per annum**

## BUSINESS RATES

Local Authority: Sheffield  
Description: Cold Store & Premises  
Rateable Value: £70,000

NB: The Rateable Value is due to increase to £80,500 RV from 1 April 2026.

## 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](mailto:giles.davis@geohallam.co.uk)  
Direct Tel: 07702 516 860

or:

### Commercial Proeprty Partners

Contact: Will Rowe  
Email: [Will@cpp.uk](mailto:Will@cpp.uk)  
Direct Tel: 07709 281 377

February 2026

Geo

Hallam &  
Sons

0115 958 0301  
[www.geohallam.co.uk](http://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

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