

FOR SALE 1 AMBERLEY STREET, SHEFFIELD S9 2FS

PRIME REDEVELOPMENT OPPORTUNITY

Short term income in a key regional location

NorthCap

Opportunity Summary

- 1 Amberley Street comprises a 4.35 acre (1.762 ha) freehold development opportunity located at the junction of Attercliffe Common and Janson Street, the former of which connects Sheffield city centre to junction 34 of the M1.
- The site currently features a 77,330 sq ft vacant former call centre alongside 2.4 acres of hard standing / car parking provision.
- The site benefits from high voltage electricity supply of over 3MVA.
- 2.3 acres of the car parking area is let to a global logistics operator on two sequentially-running licenses (12 months minimum term) commencing February 2026 at an initial license fee of £345,000 per annum (reflecting £150,000 per acre).
- The property is located in the established mixed-use area of Attercliffe; directly opposite the Forgemasters complex and in close proximity to a range of industrial, trade and leisure uses, including the Utilita Arena, Sheffield Steeldogs Ice Hockey stadium and the Sheffield Olympic Legacy Park.
- Offers sought in excess of **£4,000,000 (Four Million pounds)**, reflecting a **net initial yield of 8.10% after purchaser's costs of 6.54%** and a capital value of £51.73 per sq ft.



Location

1 Amberley Street occupies a highly prominent position within Sheffield's established Don Valley commercial district. The building is located approximately 3 miles north-east of Sheffield City Centre and just 1.2 miles from Junction 34 of the M1 motorway.

The property benefits from immediate access to the A6178 (Attercliffe Road) and A6102 (Janson Street), providing efficient routes to the M1 corridor and wider motorway network. This strategic positioning places the property at the heart of one of South Yorkshire's most connected business locations, ideal for leisure, industrial, logistics, and office users alike. The area is home to a strong mix of occupiers and national brands, including Royal Mail, Forge Masters, Mercedes-Benz, Gripple and IKEA.

The location benefits from excellent staff amenity provisions with the English Institute of Sport, and Sheffield Arena being located nearby. Meadowhall Shopping Centre and Valley Centertainment, provide excellent food and beverage, and shopping opportunities for staff.

Connectivity



MOTORWAY

Junction 34 (North & South) of the M1 located 1.2 miles east.



PUBLIC TRANSPORT

Regular bus services along Attercliffe Road connect to Sheffield city centre and Meadowhall.



TRAM

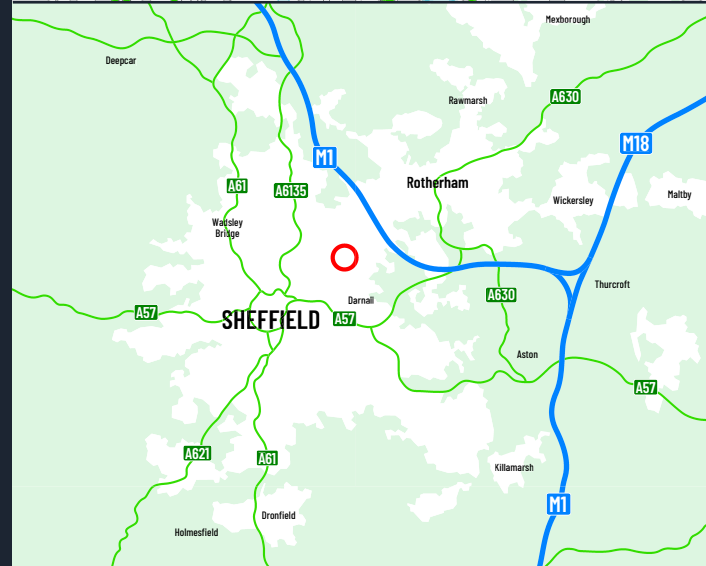
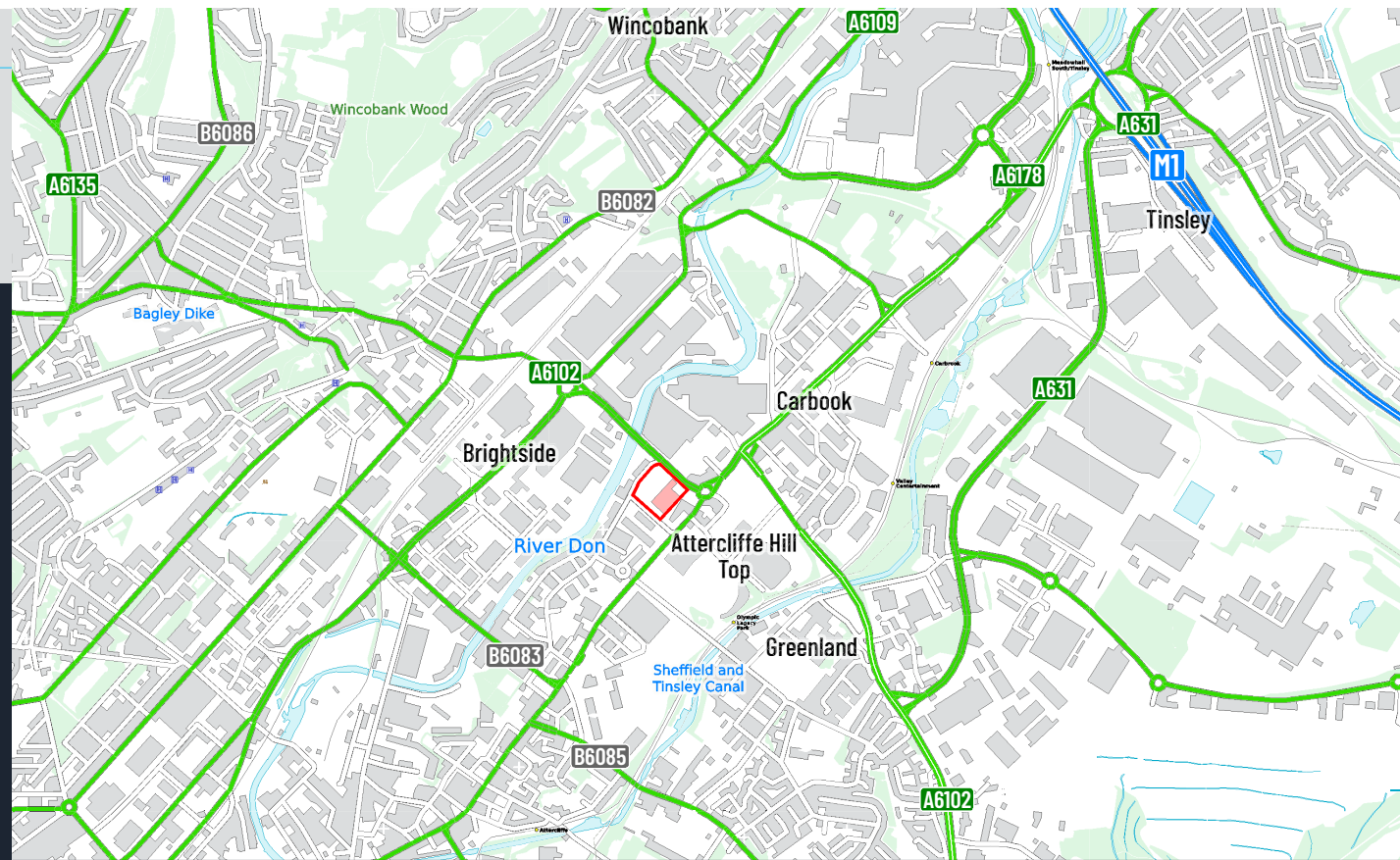
Carbrook and Valley Centertainment tram stops are within walking distance, offering direct routes to Meadowhall, the city centre, and Sheffield Railway Station.



RAIL

Meadowhall Interchange provides mainline services across the region, including direct connections to Leeds, Manchester, and London.

This unrivalled connectivity, complemented by proximity to Meadowhall Shopping Centre and the Sheffield Arena, makes 1 Amberley Street a prime opportunity for occupiers or investors seeking scale, accessibility, and amenity within Sheffield's key employment corridor.



Description

The property comprises a 4.35 acre site, of which the south eastern half is developed to provide a detached, purpose-built office building, with the north western half providing extensive car parking provision arranged over hard standing.

The office element of the site is of steel frame construction, featuring a combination of profiled cladding and glazed façades. Internally, the ground floor accommodates a substantial open-plan workspace designed for flexible layout configurations, the majority of which is double height. Ancillary meeting, breakout and welfare space is provided in

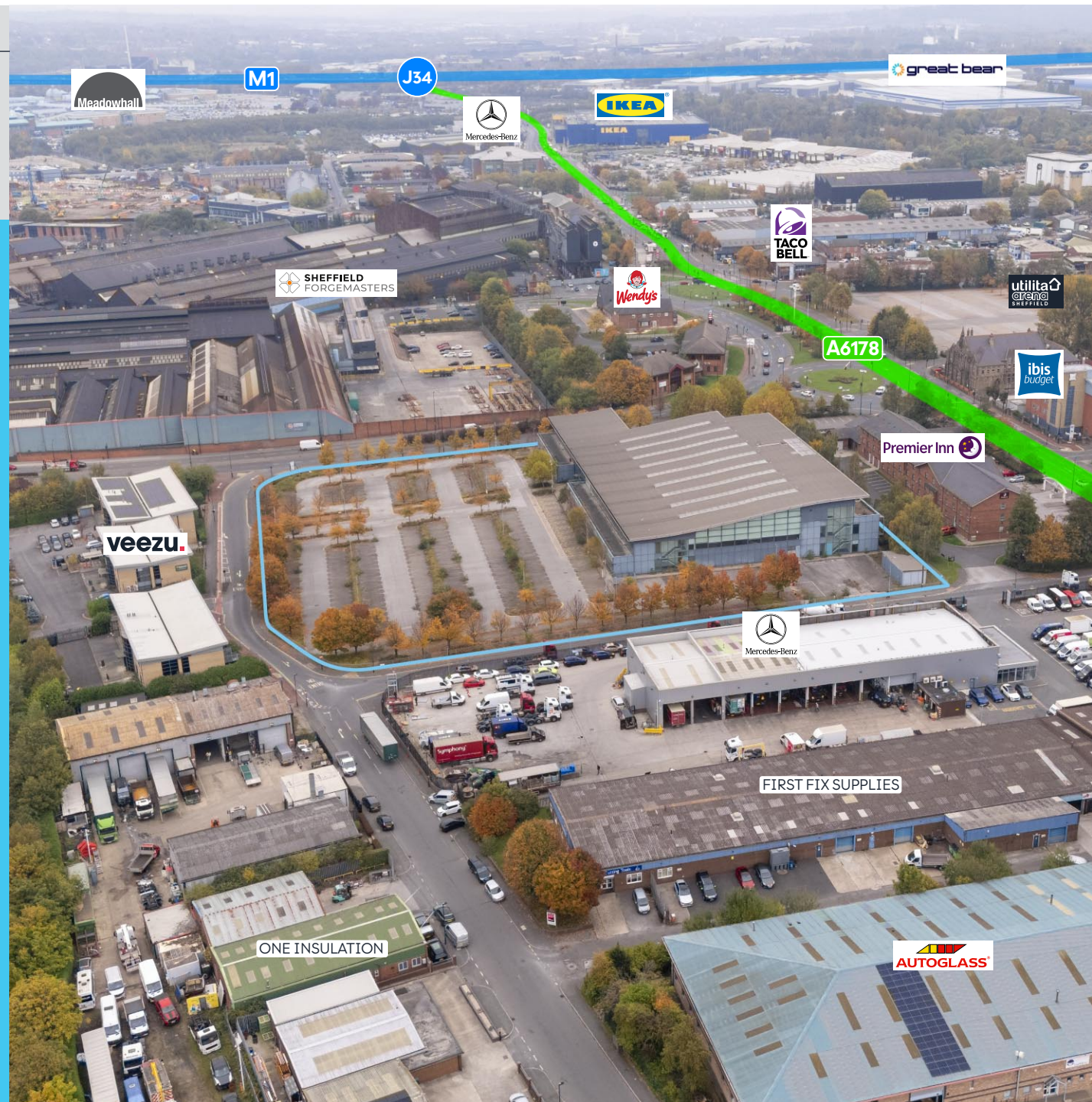
The first floor provides additional office accommodation arranged on concrete mezzanines around the building perimeter.

Externally, the site benefits from extensive surfaced car parking provision, offering approximately 295 car parking spaces arranged over 2.3 acres of hard standing with dual access from Bond Street to the west and Amberley Street from the south. The site power supply is over 3MVA.

Accommodation

The building provides the following net initial areas:

Level	Description	sq m	sq ft
Ground	Office	3,659.2	39,387
	Storage	8	86
	Ancillary	461.8	4,971
	Reception	121.2	1,305
	BMA	13.7	147
	Sub Total	4,263.9	45,896
First	Office	291.2	31,347
	Ancillary	8.1	87
	Sub Total	2,920.3	31,434
Overall Total		7,184.2	77,330



Tenancy

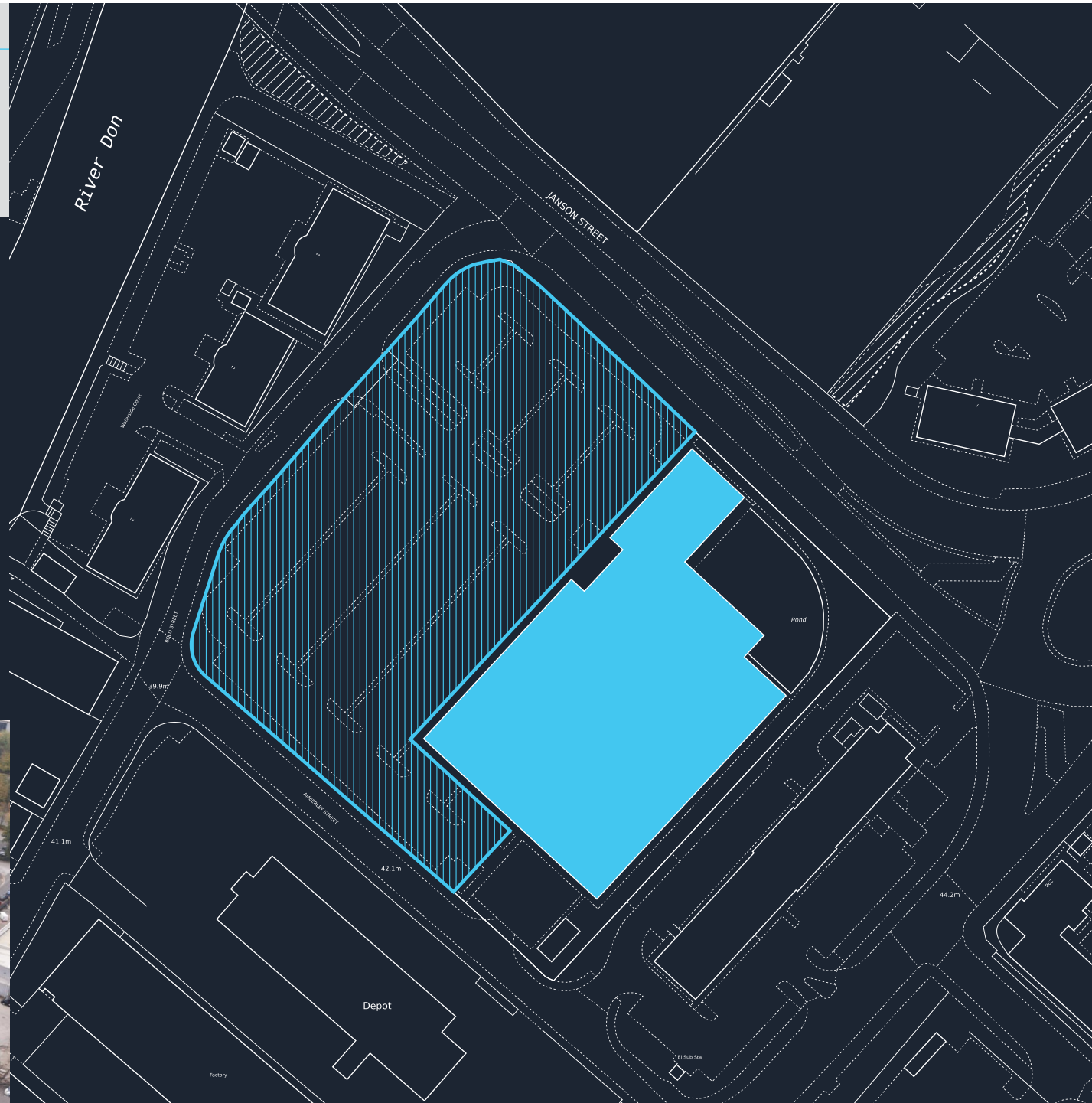
Approximately 2.3 acres of the car parking area (the hashed area on the plan opposite) is let under two sequentially-running licenses (providing a 12 month minimum term) to a household name global logistics operator, commencing 16 February 2026. The initial rent is £345,000 per annum, equating to £150,000 per acre.

The tenant intends to utilise the site for secure van parking.

The letting demonstrates the subject property's accessibility and flexibility to accommodate a range of uses, while indicating likely future revenue levels should a storage-led use be pursued in the future.

Tenure

The property is held freehold under title no. SYK378441.



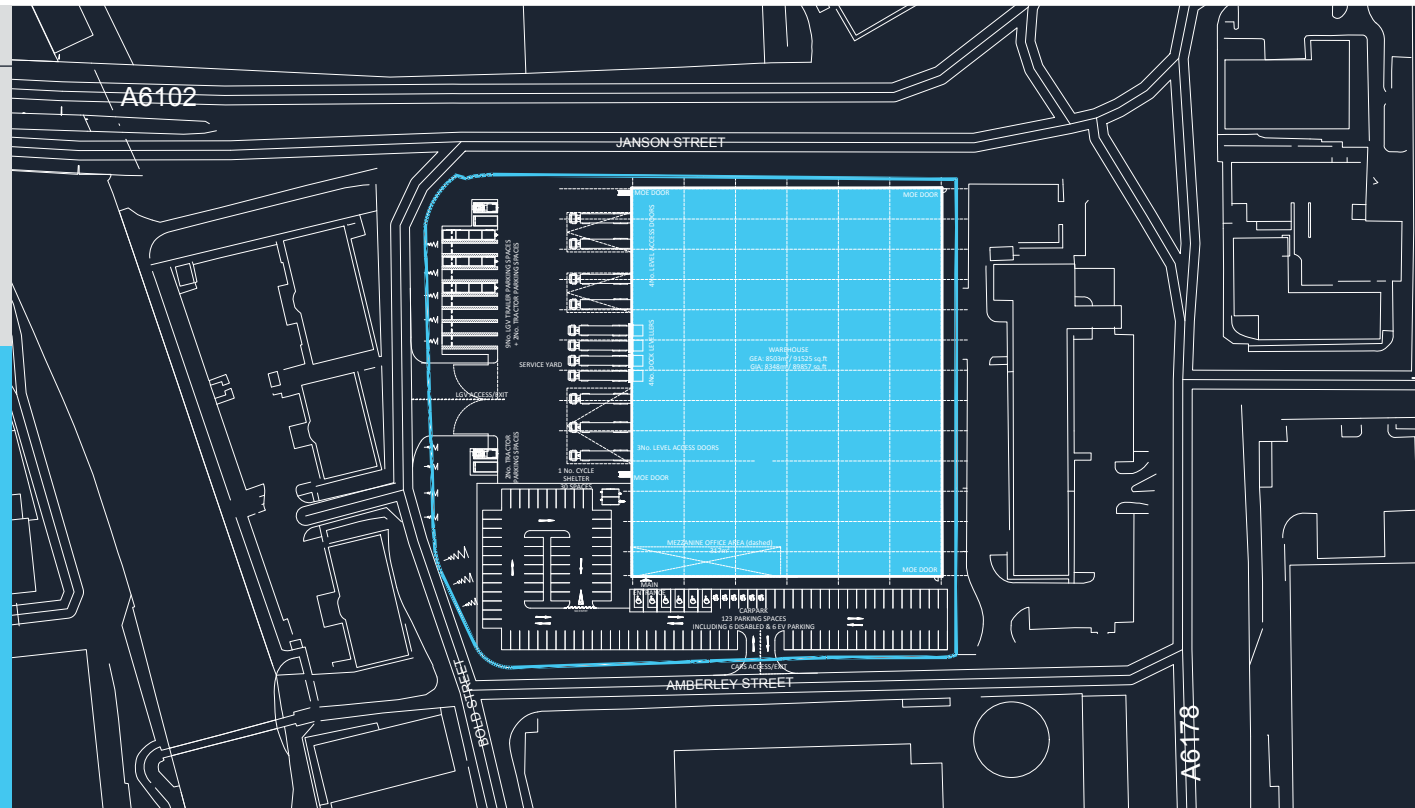
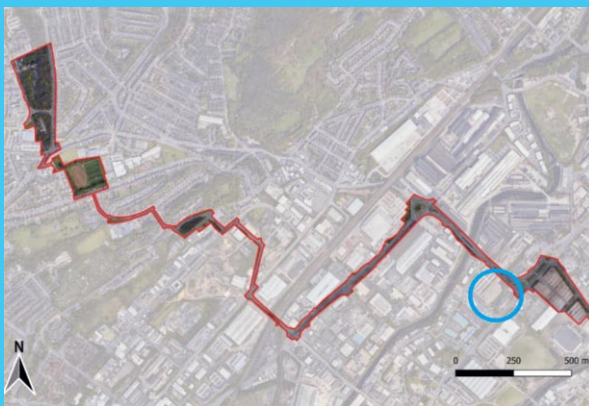
Sheffield District Heat Network

The subject property lies within the City Centre – Don Valley Heat Network Zone; part of a city-wide initiative to expand Sheffield's existing district heating network and bring low-cost, efficient heating to industry and homes.

The subject property lies immediately adjacent to a spur of the Don Valley Initial Zone Opportunity network route, which will in time connect to the Blackburn Meadows Biomass Power plant and WWTW.

A plan showing the proposed network is shown below, with the subject property ringed blue.

The opportunity to connect to the proposed new district heating network will significantly enhance the property's ESG characteristics, improving lettability and long-term liquidity.



Redevelopment

We consider the subject property is suitable for redevelopment to a range of alternative uses, either utilising the existing built asset or as part of a wholesale repositioning of the site, including:



SELF-STORAGE



PADEL /
LEISURE



INDUSTRIAL
(either utilising
existing structure
or ground-up
redevelopment)



INDUSTRIAL
OPEN STORAGE



RETAIL
WAREHOUSING
OR
SUPERMARKET

NorthCap can advise on local market dynamics for each of the above potential outcomes. Please speak to one of our agency team to discuss.

VAT

The premises are registered for VAT and it is therefore envisaged the sale will be dealt with by way of a Transfer of a Going Concern (TOGC).

Energy Performance Certificate

The property has an EPC rating of D (88). A copy of the EPC is available upon request.

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PROPOSAL

We are instructed to seek offers in excess of **£4,000,000 (Four Million pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 8.10%** after purchaser's costs of 6.54% and a **capital value of £51.73 per sq ft.**

The vendor's preference is to receive unconditional offers, however subject to planning approaches will be considered.

Viewing / Further Information

For further information or to arrange a viewing please contact:

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