

Modern Industrial Warehouse & Offices on a large site of 1.6 Hectares (4 Acres) - Available March 2026 TO LET



2-4 Orgreave Place, Dorehouse Industrial Estate, Sheffield
S13 9LU



BTG
Eddisons

2-4 ORGREAVE PLACE

DOREHOUSE INDUSTRIAL ESTATE, SHEFFIELD S13 9LU



Agreement

To Let



Detail

INDUSTRIAL WAREHOUSE
AND OFFICE



Rent/Price

£260,000 pax



Size

4,754 sq m (51.175 sq ft)



Location

Sheffield S13 9LU



Property ID

751.1234669

For Viewing & All Other Enquiries Please Contact:

GEORGE THOMPSON FRICS

Surveyor

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Property

The property comprises a large detached industrial warehouse/ distribution facility with attractive two storey offices to the front. The building stands in a prominent position to the front of a large site and benefits from a larger rear yard area.

The offices provide a mix of open plan and private offices to ground and first floor areas and are fitted with comfort cooling. The industrial accommodation is split between the old and the new areas. The old building has an eaves height of 5.7 metres and the new building of 6.3 metres. Both buildings benefit from commercial vehicle access to the site and rear of the building.

Access to the site is from two separate points off Orgreave Place.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
GROUND FLOOR		
Showroom & Office	370.07	3,991
FIRST FLOOR		
Offices	359.3	3,868
Original warehouse including goods inwards bays, work's transport office and first floor rest room.	2,060	22,176
Industrial Warehouse 2	370.7	3,990
Mezzanine above	119.59	1,287
New Warehouse	1,473.7	15,863

In summary, the total floor area extends to 4,754 square metres (51,175 square feet) or thereabouts. Externally, the property stands upon a site with a total area of 1.6 hectares (4 acres) or thereabouts.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) 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 (ii) all descriptions, dimensions, references to condition 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 lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

A copy of the EPC is available on request.

Services

The property benefits from all main services with office areas having cassette comfort cooling cartridges within the suspended ceiling areas.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield Council
Description: Industrial Warehouse & Offices
Rateable Value: £139,000 from 1 April 2023

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Asking Rental

£260,000 per annum exclusive.

Terms

The property is available on a new fully repairing and insuring lease with terms to be agreed from March 2026.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

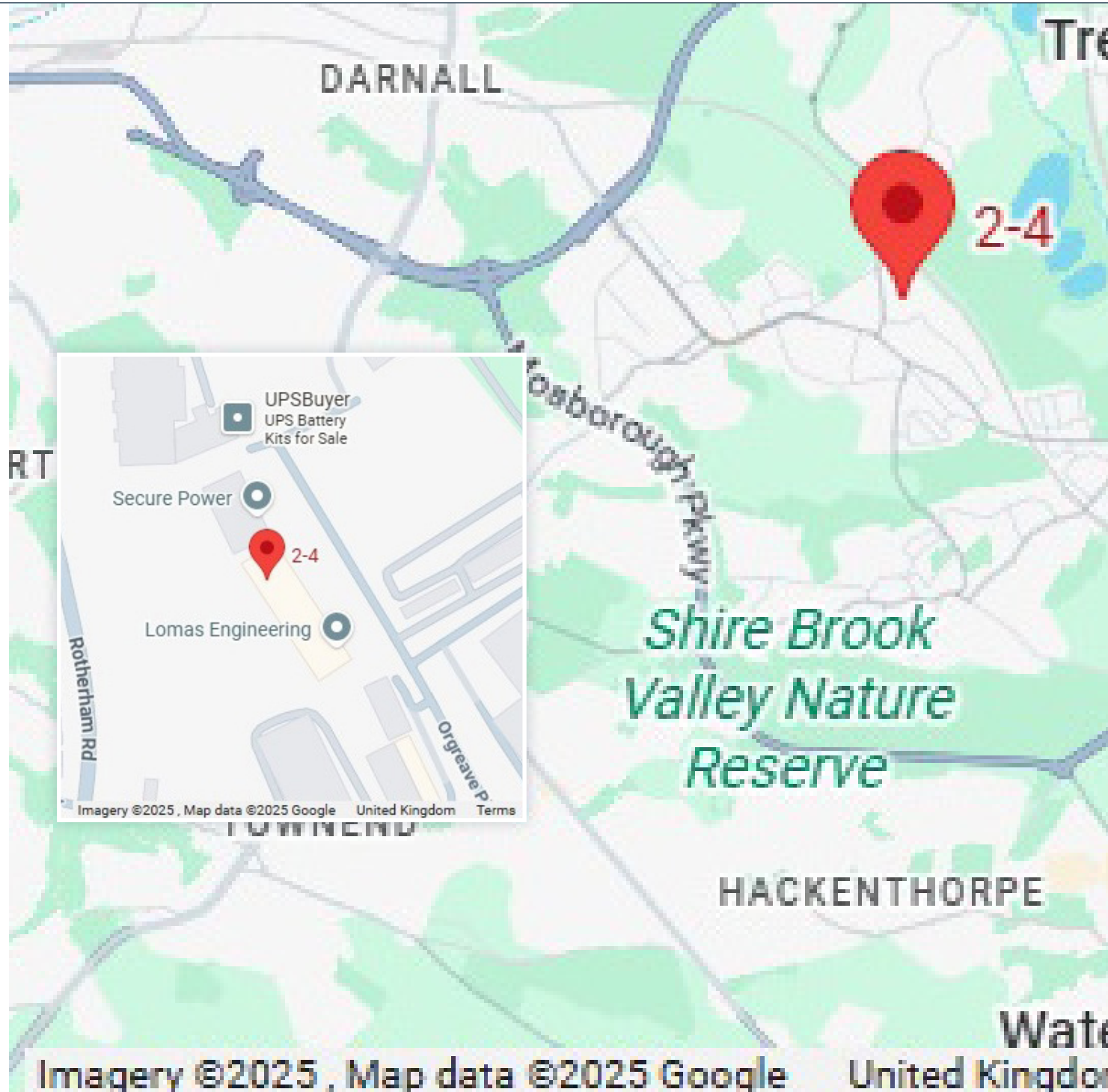
Propsective tenants will be required to provide proof of ID to comply with current AML regulations.

Location

The property is situated to the north eastern side of Ogreave Place virtually opposite to Ogreave Road which provides access to Dorehouse Industrial Estate. Dorehouse Industrial Estate is located on the B6200 (Retford Road), a main arterial route to the eastern side of the City of Sheffield. Retford Road gives access to the A630 (Sheffield Parkway), approximately one mile away and Sheffield Parkway gives access to both Junction 33 and the M1 Motorway, which lies approximately three miles distant.

Retford Road also gives access to Junction 31 of the M1 Motorway which lies approximately four miles to the east.

Dorehouse industrial estate is home to a number of well known established companies including Clark & Partners, LDV Commercial Vehicles and Arthur Price Cutlers to name but a few.





Google Maps