



For Sale or Part Let

The South West Centre, Troutbeck Road, Sheffield, S7 2QA

- Brownfield site suitable for reuse, redevelopment or conversion (Subject to planning)
- Approximately 1.38 acres (0.56 ha) and 42,195 sq ft existing development
- Sought after and popular location with a mix of nearby commercial, residential and retail uses
- Located approx. 2.5 miles south west of Sheffield City Centre

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Highlights

- Freehold for sale via informal tender
- Brownfield site measuring approx. 1.38 acres (0.56 ha) including 42,195 sq ft existing development and associated car parking
- Offices with research & development and light industrial/ manufacturing uses (considered to be Class E units)
- Existing use or redevelopment and conversion opportunity including residential or care (STP)
- Highly popular location with a mix of surrounding commercial, residential and retail uses
- Excellent connectivity, located approx. 2.5 miles from Sheffield City Centre
- [Dataroom](#) access available upon request

**Deadline for offers:
12 noon on Tuesday 30 June 2026**





Opportunity

Due to relocating business operations, Avison Young have been instructed by the owner to seek offers for the disposal of a 1.38 acres (0.56 ha) site which includes 42,195 sq ft of existing workspace and associated car parking comprising c.70 spaces.

The disposal of The South West Centre provides a rare opportunity to acquire a significant existing office space with research & development and light industrial/manufacturing uses (considered Class E units) in a well connected and popular location within Sheffield.

Whilst this property could be acquired for continuation of its existing use, it also provides an excellent opportunity to acquire a conversion or redevelopment opportunity (STP) in a highly popular and desirable location for residential and care uses.

The property is offered for sale by informal tender and will be sold with vacant possession upon completion.



Description

The site measures approximately 1.38 acres (0.56 ha) including 42,195 sq ft of existing development which comprises of a three-storey office unit with research & development and light industrial/manufacturing uses (considered to be Class E units).

The remainder of the site includes predominantly flat, hardstanding land which provides c.70 car parking spaces associated with the current business premises.

The railway line forms the south eastern boundary of the site, while the River Sheaf forms the south western boundary. Commercial and residential premises form the north eastern boundary with further residential units abutting the site to the north west.

A number of units within the wider site are let to alternative businesses. This includes Units 7 & 8, which are let to STEPS for office use (Class E). Vacant possession can be secured at short notice.





Location and Situation

The property is situated on the south side of Abbeydale Road and west of Archer Road. Vehicular access is achieved off Troutbeck Road via Abbeydale Road.

The property is located approximately 2.5 miles south west of the city centre within a well established and popular area for business, young professionals and families, attracted by the range of local amenities including numerous restaurants, shops and bars on Abbeydale Road with other amenities including schools within the locality. This makes the property a desirable location for businesses to operate as well as new residential or care developments.

The property is located north of a railway line and south of Abbeydale Road, which is one of the main arterial routes into Sheffield City Centre and is well served by regular bus services.

Dore and Totley Train Station is located approximately 2 miles south west of the property and is connected to the property via bus routes along Abbeydale Road. This station provides rail connections to both Sheffield and Manchester.





Planning

The property currently consists of offices with research & development and light industrial/manufacturing uses (considered to be Class E units).

Within the Sheffield Unitary Development Plan Map the property falls within the 'Archer Road Mixed Use Area'.

Within the Draft Sheffield Local Plan, the property is allocated within a 'Flexible Use Zone'. Flexible Use Zones are defined as areas where a mix of housing, employment and community facilities will be permitted.

A planning appraisal, provided by Avison Young, including additional information is available within the dataroom.

A highways technical note has been undertaken which details the current highways arrangement and future potential based on a redevelopment of the property.

Parts of the property are within flood zones 2 and 3. A flood risk and drainage Technical Note is included within the dataroom.

If your offer is conditional on securing any necessary planning consents these should be stated within your offer.

Basis for Proposals

A bidder guidance document, available in the data room, provides further instructions on the basis of offers to be submitted and the information to be provided. Offers should be submitted using the bid proforma also available in the dataroom.

Please note that interested parties will be required to submit high-level end use proposals, confirmation of funding, evidence of a track record of similar projects and indicative high level gross financial proposals as part of their offer.

The vendor is under no obligation and reserves the right not to accept the highest or any offer received.

Subject to contract

Viewings

A strict 'by appointment only' viewing protocol is in place and these will take place on designated viewing days.

If you wish to attend, please use the contact details provided.

Deadline for offers:

12 noon on Tuesday 30 June 2026





Title

The freehold of the site is available for sale and is registered under title no. SYK278215.

Parties should undertake their own legal enquiries.

Supporting information

A link to a secure [dataroom](#) is available here and contains:

- Bidder Guidance Note
- Bid Proforma
- Existing floor plans
- Land registry title plan
- Planning Appraisal
- Highways technical note
- Flood risk technical note
- Asbestos Survey
- Further photographs

Please be advised that plans, drawings and other information provided may be protected by copyright, patent and warranty laws.





Tenure and VAT

The property will be sold with vacant possession. Vacant Possession will be achieved in January 2027.

The sale of the property is not elected for VAT.

Business Rates

To be reassessed upon occupation.

Amenities and Services

Mains electricity, gas and water are believed to be available for this property.

Avison Young has not checked and does not accept responsibility for any of the services within this property. We would suggest that parties satisfy themselves in this regard.

EPC

A copy of the EPC is available within the dataroom.

AML

A purchaser will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

**If you would like to know
more please get in touch.**

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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