

Reference: CLN00301

1 Ecclesfield Road Land, Sheffield, S35 1TD

Sheffield, S35 1TD

☆ Flexible Lease Available

To Let

£420 pcm

1,860 sq ft

Storage

 [Google Maps](#)



1 Ecclesfield Road Land, Sheffield, S35 1TD



£420 per month + VAT

£5,040 p/a · £3 per sq ft



Storage

For multiple industries



1,860 sq ft internal

173 sq m



Reference

CLN00301



24/7 access



Long lease available



Self-contained site



Vehicle access

WHAT'S NEARBY

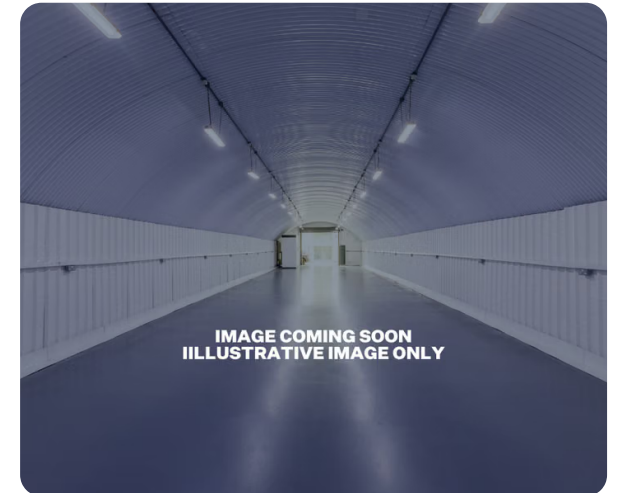


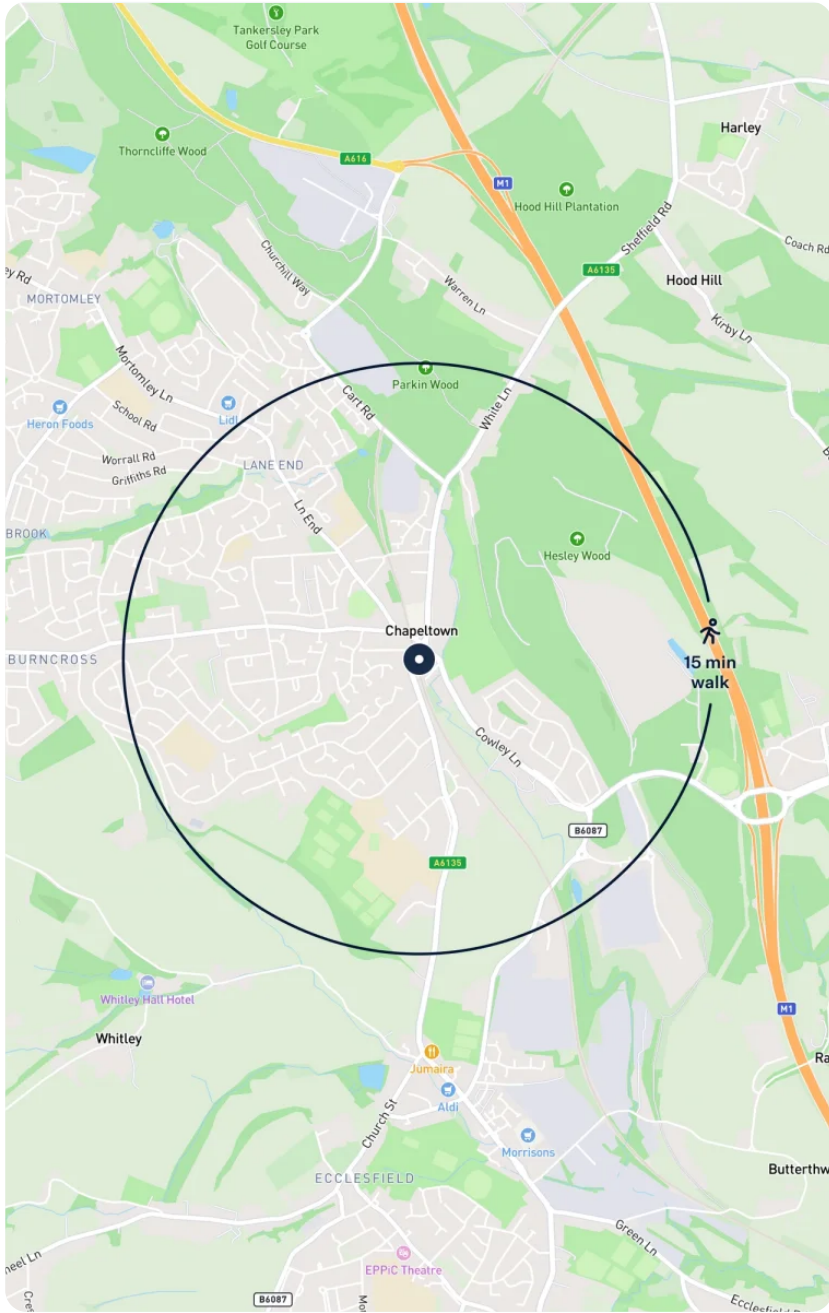
Chapelton Train Station

1 min walk



[Google Maps](#)





Location

1 Ecclesfield Road Land, Sheffield, S35 1TD

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[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) Google Maps](#)

WHAT'S NEARBY



Chapelton Train Station

1 min walk

Cost Breakdown

Costs Per Month

Rent	£420
Business Rates	Call for details
Insurance	£10
Service Charge	Call for details
Total	£430

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£5,040
Business Rates	Call for details
Insurance	£120
Service Charge	Call for details
Total	£5,160

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

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