Knight Frank

TO LET

Woodside Lane, Neepsend, Sheffield, S3 9PB

0.47 acres (0.192 hectares)

- Well located Open Storage Opportunity
- Proximity to Junction 34 M1 & Sheffield City Centre
- Secure and surfaced site suitable for a multitude of uses (stpp)

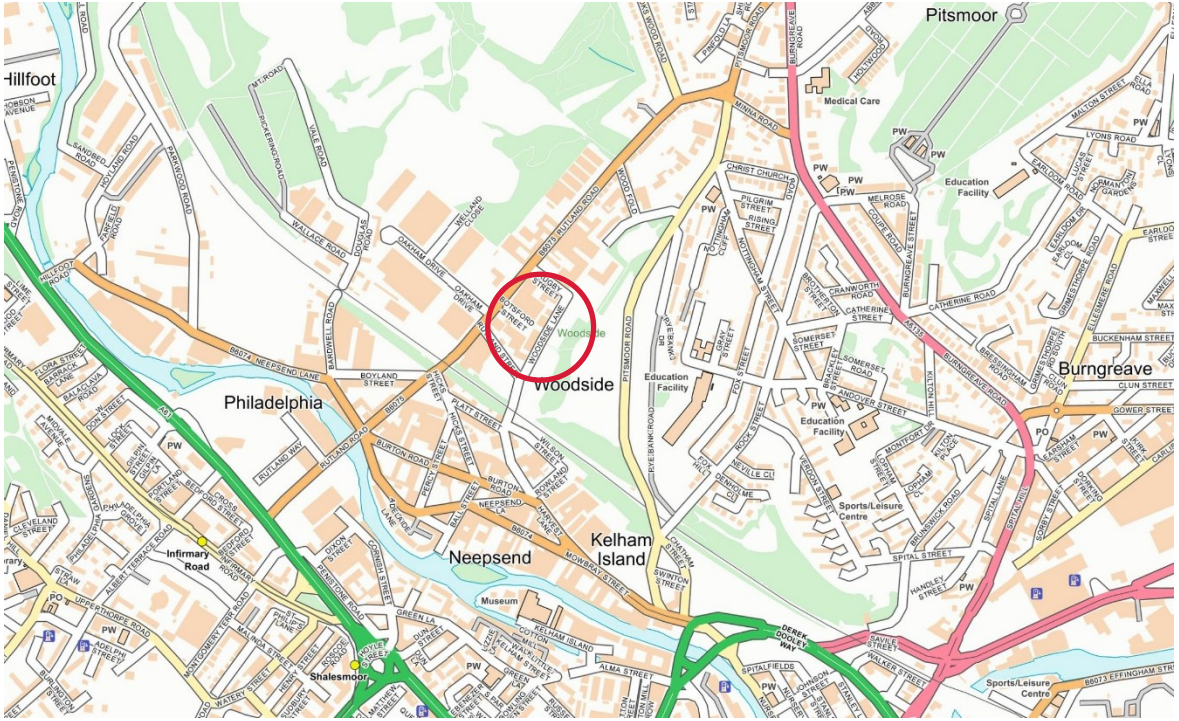


Your partners in property

Location

what3words

stews.fishery.saves



The site is ideally situated on Woodside Lane in the Neepsend district of Sheffield. Neepsend forms an established industrial and commercial location, a short distance to the north of Sheffield City Centre.

Woodside Lane is situated just off Rutland Road (B6070), providing direct access to the A61 Penistone Road, which in turn connects to Sheffield City Centre and Sheffield Parkway (providing onward connections to J34 M1 Motorway).

By Road

Approximate road travel distances are as follows:

Sheffield City Centre:	0.5 Miles
Junction 34 M1:	3.8 Miles
Junction 33 M1	5.3 Miles

Key Information

The site comprises a secure, self-contained compound prominently positioned on Woodside Lane within the well-established Neepsend area of Sheffield. Benefiting from excellent connectivity, the property is located just a short distance from Sheffield City Centre and Junction 34 of the M1 Motorway.

The site offers a regular-shaped open storage yard with a durable tarmac surface, secured by palisade fencing and comprehensive perimeter lighting. Offering a secure and versatile opportunity, the property is suitable for a wide range of open storage and operational uses.

Site Area

We understand that the compound extends to approximately 0.47 acres (0.192 hectares).

Terms

The accommodation is available to let by way of a new lease terms to be agreed. Rent on application.

Rates

The property is understood to have a rateable value as of 26/27 of £13,250.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.













Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Knight Frank

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4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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Particulars dated: September 2026. Photographs dated: August 2026.

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