



Seaton Business Park, 65 Deep Lane, Ecclesfield, Sheffield  
S5 0DU

# Seaton Business Park

65 Deep Lane, Ecclesfield, Sheffield, S5 0DU



## Agreement

To Let



## Detail

Industrial Units



## Rent

£4,500 to £6,500 per  
annum exclusive



## Size

47.0-400.0 sq m (505-  
4,310 sq ft)



## Location

Sheffield, S5 0DU



## Property ID

162453

**For Viewing & All Other Enquiries Please Contact:**

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Director

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## Property

Newly converted industrial units on a secure site available from mid April 2026.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## 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.

## 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 <sup>2</sup>	ft <sup>2</sup>
Unit 7	105.9	1,140
Unit 10	47.0	505
Unit 11	47.0	505
Unit 15	60.0	645
Unit 16	47.0	505
Unit 17	47.0	505
Unit 18	47.0	505
Total GIA	400.0	4,310

## Legal Costs

Each party to bear their own costs in relation to this transaction

## Rent

Area	Rent Per Annum Exclusive
Unit 7	£6,500
Unit 10	£4,500
Unit 11	£4,500
Unit 15	Under Offer
Unit 16	Under Offer
Unit 17	Under Offer
Unit 18	Under Offer

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The property is located in a secure island site accessed via River Bridge and secure gated entrance from Deep Lane.

Junction 34 of the M1 Motorway is approximately one and a half miles to the south and Sheffield City Centre approximately four miles to the south west.







