

Unit 3 | 4,787 sq ft

Modern Industrial Unit in Well Maintained Estate

Holbrook Enterprise Park comprises 16 modern industrial units arranged over 4 terraces across a well landscaped and secure industrial estate.

Each unit benefits from designated car parking, a full height roller shutter and separate

Each unit benefits from designated car parking, a full height roller shutter and separate pedestrian access.

These high quality units provide accommodation for local and national occupiers including Toolstation and Stevenswood.

Lease Type

New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Well Maintained Estate
- Secure Estate
- Car Parking
- WC facilities

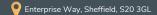
(£)	Occupational	Costs
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	Per Annum	Per Sq Ft
Rent	£44,000.00	£9.19
Rates	£11,340.00	£2.37
Maintenance Charge	£6,300.00	£1.32
Insurance	£957.40	£0.20
Total Cost	£62,597.40	£13.08

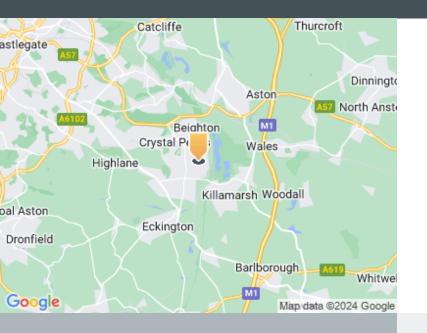
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog

Unit 3 | Holbrook Enterprise Park







Location

Holbrook Enterprise Park is 8 miles from Sheffield city centre via the A57. The park is a short 20 minute drive to Sheffield train station and just over 50 miles to Manchester airport



Road

The site benefits from excellent road communications with the M1 motorway situated to the north east of the city centre with the M18 and A1 easily accessible



Airport

Don'caster Sheffield Airport is located approximately 20 miles to the north-east of the property and is within a 35 minute drive time.



Rail

The site benefits from excellent road communications with the M1 motorway situated to the north east of the city centre with the M18 and A1 easily accessible

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (68)

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enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

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