

Industrial

# Unit 3 | Holbrook Enterprise Park

Enterprise Way, Sheffield, S20 3GL

## 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 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

	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
<b>Total Cost</b>	<b>£62,597.40</b>	<b>£13.08</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## 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

Doncaster 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)

## Key Contact



**Natalie Loboda**

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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