



**CUSHMAN &
WAKEFIELD**

TO LET

**Unit 3, Holbrook Commence Park,
Sheffield, S20 3FJ**



High Quality Industrial Unit – 15,964 sq ft (1,483.2 sq m)

- **Established industrial location**
- **Self contained**
- **6.9m eaves height**
- **Two roller shutter loading doors**

For more information, please
contact:

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Tom.cooley@cushwake.com

Tom Daly
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Tom.daly@cushwake.com

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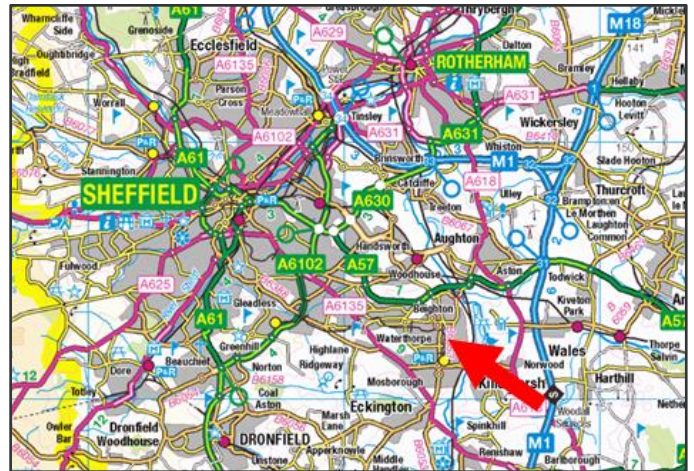
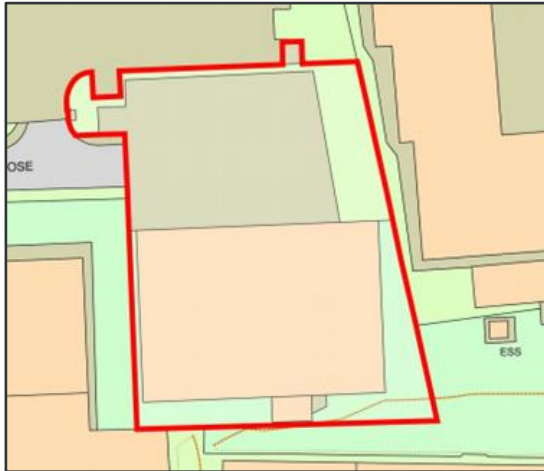
www.cushmanwakefield.co.uk



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Location

The property is situated in the Holbrook area, which lies approximately 8 miles to the south east of Sheffield city centre. The premises is well situated with Junctions 31 and 30 of the M1 Motorway both within circa 4 miles. The property lies at the eastern end of Holbrook Close, which joins with Holbrook Rise and in turn Holbrook Avenue, at the heart of the Holbrook Industrial Estate. Occupiers on the estate include Biffa, Caledonian Plastics, AET and Carrs of Sheffield amongst others.

Description

The property provides a detached warehouse premises with steel portal frame construction, concrete floors, and clad with insulated metal profile sheeting. The roof incorporates banks of translucent roof lights and low voltage overhead lighting. Access is given by two roller shutter loadings doors and the property has an eaves height of 6.9 metres.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	1,268.8	13,657
Office	214.3	2,307
Total	1,483.2	15,964

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £60,000.00

Viewing



By prior appointment with the sole agents:-

Tom Cooley
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