



SMC
Brownill
Vickers

To Let



Modern Industrial Unit located on Holbrook
Industrial Estate, Sheffield

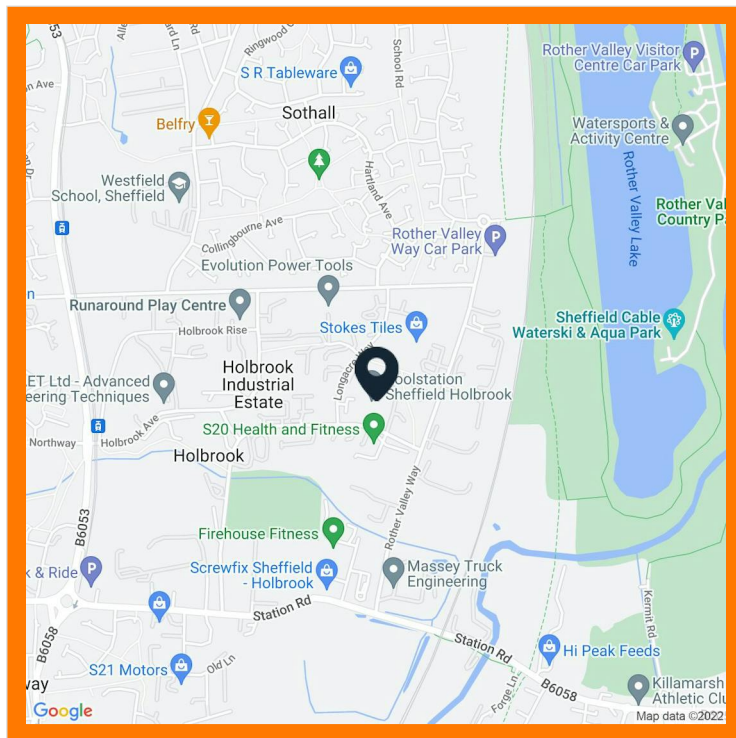
£23,500 per annum plus VAT

Unit 10 Holbrook Enterprise Park, Holbrook Industrial
Estate, Enterprise Way, Sheffield, S20 3GL

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Good quality modern industrial unit available to let
- Located in the popular Holbrook Industrial Estate (8 miles south east of Sheffield city centre)
- Full height roller shutter door
- Available on a current lease until 10th July 2029 (or a new lease)
- Secure site with CCTV



Description

The property comprises an end terrace modern industrial premises of steel framed construction. The property benefits from a full height roller shutter door (4.90m) with side personnel door.

The majority of the internal area forms a clear span warehouse/storage area which has an eaves height of approximately 5.10m. Within the unit there is an office block and WC facilities.

The unit benefits from 3-phase, translucent roof tiles, concrete floor and suspending lighting. Externally the unit benefits from approximately four / five parking spaces and a front shared loading area. The estate benefits from 24 hours CCTV coverage. The unit includes an intruder alarm and has recently undergone an updated fire risk assessment.

Location

The property is located on Holbrook Enterprise Park within the Holbrook Industrial Estate, approximately 8 miles south east of Sheffield city centre. Junction 31 of the M1 Motorway via the Mosborough Expressway (A57) is approximately 4 miles away.

The location is an established industrial location, in close proximity to Mosborough and Crystal Peaks. Crystal Peaks shopping mall and retail park is approximately 1 mile from the property

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,359	312.06
Total	3,359	312.06

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 10, Holbrook Enterprise Park, Enterprise Way, Sheffield, S20 3GL

Description: Workshop and premises

Rateable Value: £17,000

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Service Charge

We understand there is a modest service charge payable for maintenance of the estate. Further details on request.

Lease Terms

The property is available by way of assignment on lease expiring on 10th July 2029 or consideration would be given for interest on the basis of a new lease. Further details can be made available to interested parties. No motor trade / mechanic uses will be considered.

Rent

Passing rent of £23,500 per annum plus VAT exclusive of rates and service charge. No motor trade / mechanic uses will be considered.

Business Rates

Rateable Value of £17,000

Energy Performance Certificate

E (113)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

