



SMC
Brownill
Vickers

To Let



New & Refurbished Industrial / Warehouse / Trade
Units located on Retford Road, Woodhouse

£13,000 per annum

Unit 3, & 5, Woodhouse Mill Industrial Estate,
Retford Road, Woodhouse, S13 9WG

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- Brand new & refurbished industrial / warehouse / trade units
- Located within Woodhouse Mill Industrial Estate with good access to the M1 Motorway
- Located in Woodhouse, to the east of Sheffield
- Range of sizes available between 1200 sq ft to 2,200 sq ft
- Available on a new lease



Description

Brand new and refurbished industrial / warehouse / trade units. Units providing open warehouse space with an eaves height of approximately 4.5m to 5m for Unit 3 and Unit 5, roller shutter door, 3-phase electricity, and WC facilities. Parking and loading is available to the front.

Location

The property is located off Retford Road, in the Woodhouse area which is approximately 5.9 miles east of Sheffield city centre. The accommodation forms part of Woodhouse Industrial Estate off Retford Road. The accommodation is ideally situated benefiting from easy access to the M1 at Junction 31 (or J33) which in turn also leads to the M18 at Junction 32. The M1 motorway can also be accessed via the A57 Sheffield Parkway which also provides good access to Sheffield city centre.

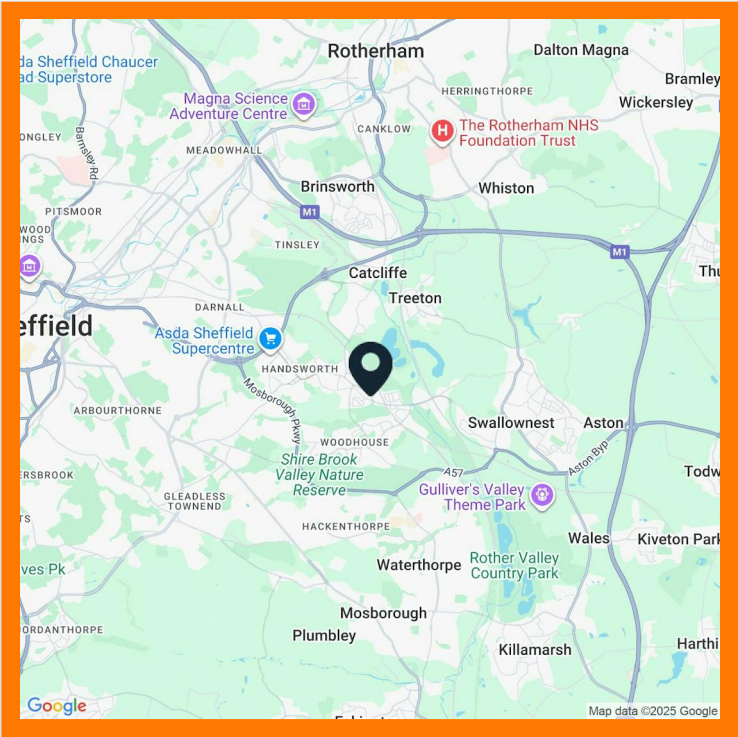
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	1,200	111.48	£13,000 /annum	Available
Unit - Unit 5	2,200	204.39	£19,500 /annum	Under Offer
Total	3,400	315.87		

Rating Assessment

Business rates to be accessed for the units. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes. We anticipate small business rate relief will be applicable to Unit 3. Unit 5 should incur some level of rates payable.



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 a new lease on Full Repairing and Insuring (FRI) terms.

Rent

Rent at £13,000 pa for Unit 3 (available), and £19,500 pa for Unit 5 (now under offer). VAT is NOT payable on the rent.

Energy Performance Certificate

Upon Enquiry

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