



SMC
Brownill
Vickers

To Let

New High Quality Industrial / Warehouse / Trade
Units located on Retford Road, Woodhouse (S13)

£12,509 – £35,702 per annum plus
VAT

Woodhouse Mill Industrial Estate, Retford Road,
Woodhouse, S13 9WG

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smcbrownillvickers.com

- Brand new industrial / warehouse / trade units
- Located within Woodhouse Mill Industrial Estate with good access to the M1 Motorway
- Range of sizes available between 1000 sq ft to 3400 sq ft
- Located in Woodhouse, to the east of Sheffield
- Available on new leases from March 2026
- Phase 1 fully let



Description

A new development comprising of a terrace of new build industrial / business units, suitable for a variety of trade counter / industrial uses. Each unit provides self contained accommodation with the benefit of a large shared yard (for HGV turning circle) and parking. The units offer open warehouse space (potential for additional mezzanine), 8.5m eaves, 3-phase power, roller shutter doors, and WC facilities. Gas could be made available if required.

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 property 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 - 11	2,926.72	271.90	£30,731 /annum	Available
Unit - 12	2,528.60	234.91	£30,975 /annum	Available
Unit - 13	2,399.48	222.92	£29,394 /annum	Available
Unit - 14	1,000.68	92.97	£12,509 /annum	Available
Unit - 15	3,400.16	315.89	£35,702 /annum	Available
Unit - 16	2,184.28	202.93	£26,757 /annum	Under Offer
Unit - 17	1,054.48	97.96	£13,500 /annum	Available
Unit - 18	1,054.48	97.96	£13,500 /annum	Available
Unit - 19	1,194.36	110.96	£14,930 /annum	Available
Unit - 20	1,194.36	110.96	£14,930 /annum	Under Offer
Unit - 21	2,119.72	196.93	£25,967 /annum	Available
Total	21,057.32	1,956.29		

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 for the smaller sized units.

Service Charge

We understand there will be 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.

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

SMC Brownill Vickers
Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

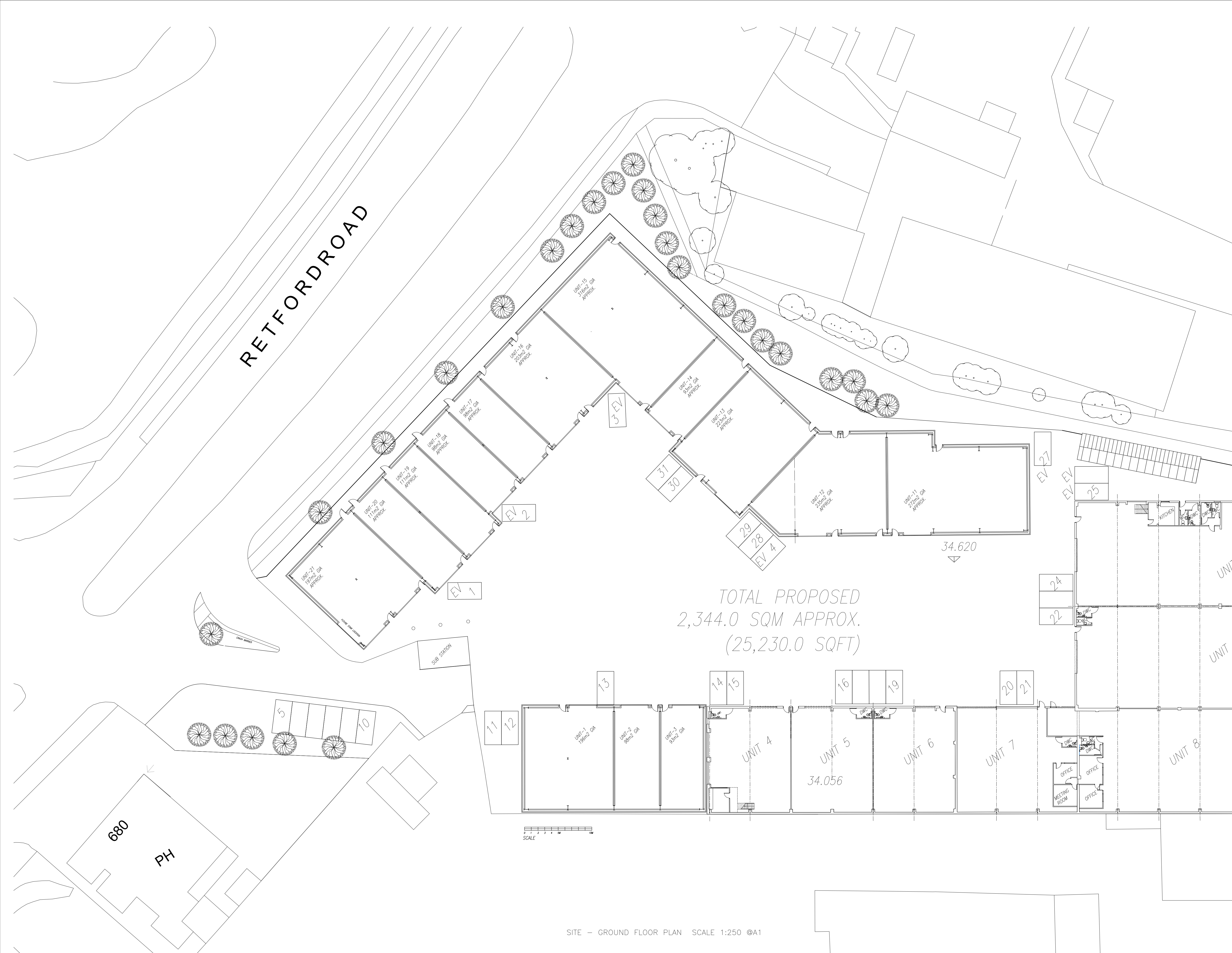
or

MJB Commercial
Matthew Barnsdale
0114 282 3080
mbarnsdale@mjbcp.co.uk

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
0114 281 2183
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Contractors must verify all dimensions on site, prior to commencing works or preparing site drawings.
Existing units switches, lighting, electrical boards and emergency detection and so on to be up-graded to current standards. Lighting layout to be discussed and agreed with builder and client.

Revision	A	Date	26/11/2025	Drawn By	AMA
Comments	PLANS AMENDED				
Revision	-	Date	19/02/2023	Drawn By	AMA
Comments	FIRST ISSUE				

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client

HATIRA HOLDINGS LTD

project

**WOODHOUSE MILL INDUSTRIAL ESTATE,
RET FORD ROAD, ROTHERHAM, S13 9WG**

title

SALES

PROPOSED - GROUND FLOOR PLAN

drawing no **A22-180/06-2** revision **A** Drawn By **AMA**
scale **1:250 @ A1** date drawn **07/08/2025**

SITE - GROUND FLOOR PLAN SCALE 1:250 @A1