

Property Consultants



**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Unit 12 Holbrook Enterprise Park, Enterprise Way,  
Holbrook Industrial Estate, Holbrook, Sheffield S20 3GL**



- **Modern Industrial/Trade Counter Unit**
- **Located on the Popular Holbrook Industrial Estate**
- **3,121 sq ft Gross Internal Area + Mezzanine**
- **Available Immediately**
- **Easy Access to M1 at Junction 31**

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**LOCATION**

The unit is located on Holbrook Enterprise Park which is a modern development of 18 industrial units fronting onto New Street on the Holbrook industrial Estate. This is an established industrial location and is well located for access to the M1 Motorway at Junction 31 and beyond. Sheffield City Centre is approximately 5 miles to the North East.

**DESCRIPTION**

The property is of steel frame construction with an insulated panelled roof with circa 10% roof lights. There is a full height roller shutter access (4.8m) along with a separate pedestrian entrance into the trade counter area. The previous occupiers installed a mezzanine floor which provides further storage space. Part or all could be removed depending on an incoming tenants' requirements.

Externally, there is a yard area to the front and separate designated parking. The estate has 24 hours CCTV.

**ACCOMMODATION** (Approx gross internal areas)

<b>Unit 12 Ground Floor</b>	<b>3,121 sq ft</b>	<b>290 sq m</b>
<b>(Mezzanine)</b>	<b>1,098 sq ft</b>	<b>102 sq m)</b>

Note the Mezzanine could be removed.

**ENERGY PERFORMANCE CERTIFICATE**

Unit 12 has a rating of 113 (Band E). A full EPC is available on request.

**RATING ASSESSMENT**

The 2023 Rating assessment is: -

Workshop & Premises R.V. £17,000

Some small business rates relief may be available, subject to status.



**RENT**

£31,500 per annum exclusive.

**VAT**

We understand VAT will **NOT** be payable on the rent.

**LEASE**

The premises are available on a new lease for a term to be agreed, subject to periodic reviews.

**SERVICE CHARGE**

A service charge will be payable for the maintenance of the estate, including landscaping and security. Details on request.

**LEGAL COSTS**

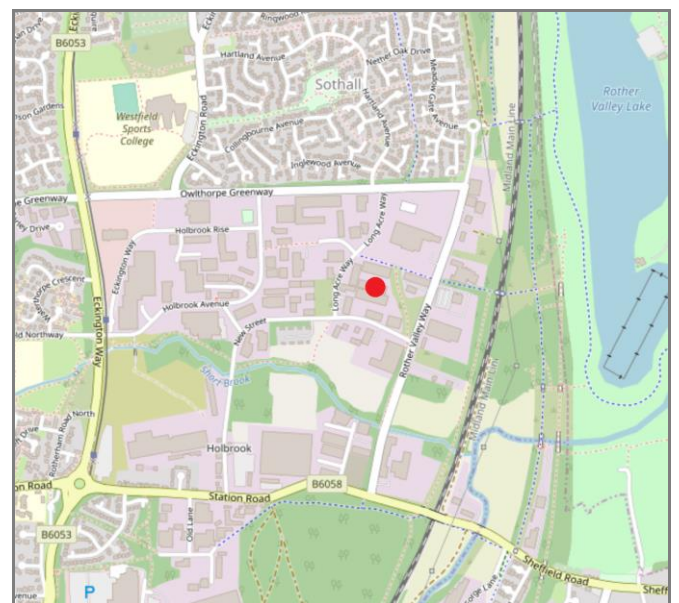
Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

**VIEWING ARRANGEMENTS**

For further details or to arrange a viewing, please contact the sole agents detailed below.

**Mark Holmes - Crosthwaite Commercial**  
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**SUBJECT TO CONTRACT AND AVAILABILITY**  
**March 2024**