

Industrial

# Unit 13 | Holbrook Enterprise Park

📍 Enterprise Way, Sheffield, S20 3PP

## Unit 13 | 3,212 sq ft

Modern industrial estate ideal for trade counter use

Holbrook Industrial Estate is a high quality, modern estate having been developed in 2008. It benefits from excellent access to Sheffield city centre and is an ideal trade counter location. The units are constructed of a steel portal frame benefiting from 5.5m eaves heights. Elevation finishes comprise of half height cavity brickwork with powder coated profile metal cladding above. The units benefit from full height roller shutter loading access and 24 hour CCTV. The unit benefits from WC facilities, roller shutter and personnel entrances.

Lease Type

New



### ✔ Unit Summary

- Established industrial location
- Within 8 miles of Sheffield city centre
- High specification units
- Well established local and national occupiers on site

### £ Occupational Costs

|                    | Per Annum         | Per Sq Ft     |
|--------------------|-------------------|---------------|
| Rent               | £22,484.00        | £7.00         |
| Rates              | £6,930.00         | £2.16         |
| Maintenance Charge | £3,212.00         | £1.00         |
| Insurance          | £542.12           | £0.17         |
| <b>Total Cost</b>  | <b>£33,168.12</b> | <b>£10.33</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Excellent access to major UK arterial routes



Road  
M1 4.5m



Airport  
Robin Hood Doncaster Sheffield 16.7m



Rail  
Woodhouse 2.4m, Kiveton Bridge 2.8m, Kiveton Park 3.8m

## Additional Information

|                |   |
|----------------|---|
| Planning Class | B2  |
| Lease Summary  | The unit is available on a new lease for a period to be agreed. |
| Viewings       | Strictly by prior appointment with the agents.                  |
| Legal Costs    | Each party is responsible for their own legal costs.            |
| EPC            | available on request  |

## Key Contacts



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