



AVAILABLE TO LET

Holbrook Enterprise Park | Unit 3

Unit 3 ENTERPRISE WAY, Sheffield, UK S20 3PP



Industrial for rent, 4,787 sq ft, £33,509 per annum

To request a viewing call us on 0800 122 3330

For more information visit <https://realla.co/m/39519-holbrook-enterprise-park-unit-3-unit-3-enterprise-way>

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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 is connected to all main services, and benefits from disabled WC facilities, roller shutter and personnel entrances.

Highlights

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

Property details

Rent	£33,509 per annum
Est. S/C	£3,830 per annum
Est. rates payable	£9,120 per annum
Building type	Industrial
Planning class	B8
Secondary classes	B1, B2
Available from	15/05/2019
Size	4,787 Sq ft
Insurance	£825.08
Lease details	The unit is available on a new lease for a period to be agreed.
EPC category	C
EPC certificate	Available on request

Unit	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status	From
3	4,787	£7.00	£0.80	£1.91	£46,458.60	Available	14/05/2019

More information

[Visit microsite](#)

<https://realla.co/m/39519-holbrook-enterprise-park-unit-3-unit-3-enterprise-way>

Contact us

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Quote reference: RENT-39215
Strictly by prior appointment with the agents.

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