



Available 2023 - Industrial Unit TO LET

19,174 Sq Ft (1,781.26 Sq M)

- Available Early 2023
- Secure Yard
- Prominent Location

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Location

Situated in close proximity to the M1, M18, A1 (M) and M62 with links to regional cities of Sheffield, Manchester and Leeds - this location is appealing for customers who are seeking strong transport links and accessibility. By Bus / Supertram Holbrook Avenue also benefits from excellent bus routes in and around the city of Sheffield. With only a 2-minute walk from the Westfield Tram stop, and a short walk to Crystal Palace Interchange.

Description

Unit 1 at Holbrook Avenue, forms part of the established Holbrook Industrial Estate in Sheffield. The existing tenant is set to vacate the unit early in 2023 and the property will undergo a full refurbishment. The property provides a dedicated and secure yard leading to the loading doors and with additional parking to the front of the

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	19,174	1,781.26
TOTAL	19,174 SQ FT	1,781.26 SQ M

Terms

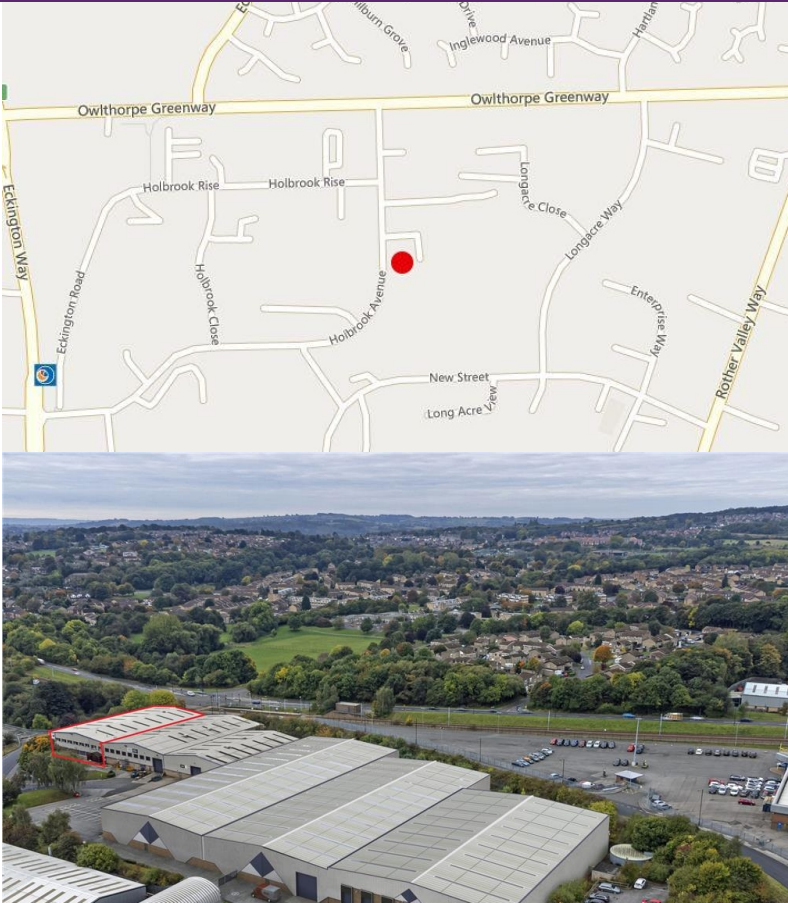
FRI New Lease Terms to be agreed.
Quoting £6.25 psf - £119,837 pa

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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