

# Enterprise Park Industrial Estate

LOGICOR.EU

Woodbourn Road, Sheffield, S9 3JL  
WHAT3WORDS: drain.others.robe

High quality industrial estate

1,121 - 2,252 sq ft

To let

Available now



# Enterprise Park Industrial Estate

Situated adjacent to the Supertram route, Enterprise Park Industrial Estate is located approximately 3 miles to the north east of Sheffield City Centre in an established commercial location. The site offers a range of high-quality, modern warehouse/industrial units on a secure fenced estate. Accessed from Arras Street, the units benefit from three-phase power supply, LED lighting, allocated parking and well proportioned shared yard areas.



A57

**COSTCO**

**FPS**

**HSS Hire**

**JACK WILLS**

**makro**

**BOOKER**

**Granton Medical**

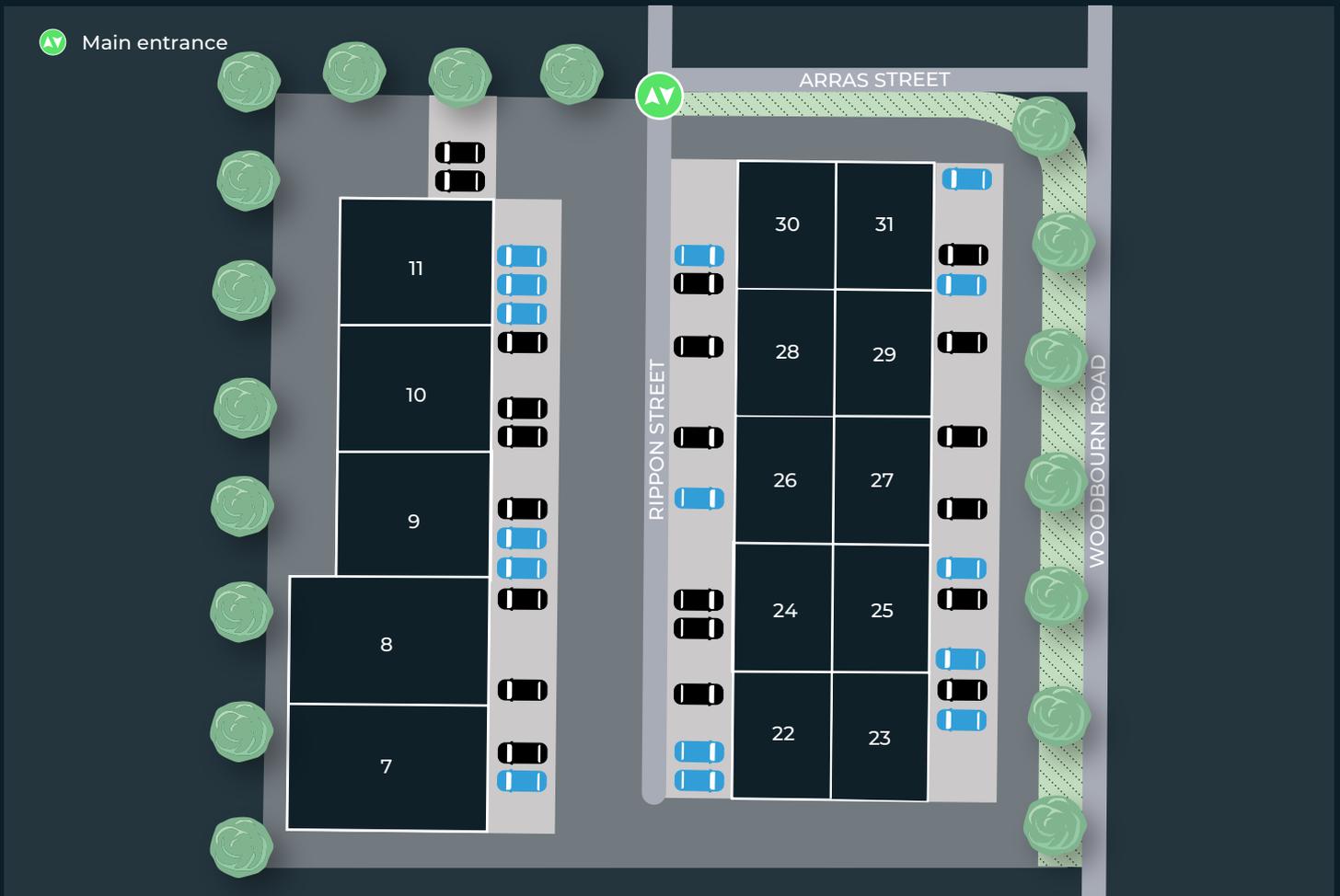
**MKM BUILDING SUPPLIES**

Sheffield Hallam  
University City Athletics  
Stadium

Woodbourn Road

Bacon Lane

Effingham Road



### Availability & terms

The units are offered to let on a new full repairing and insuring lease for a term to be agreed.

### Rental

Upon application.

### VAT

To be levied.

### Service charge

Payable for upkeep of common parts.

### Specification



LED lighting



Generous yard area



Roller shutter doors



3 phase power



4.5m eaves height



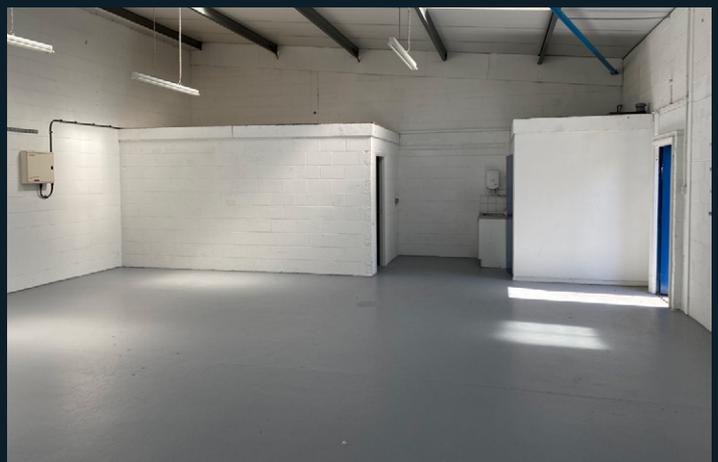
Secure fenced & gated site

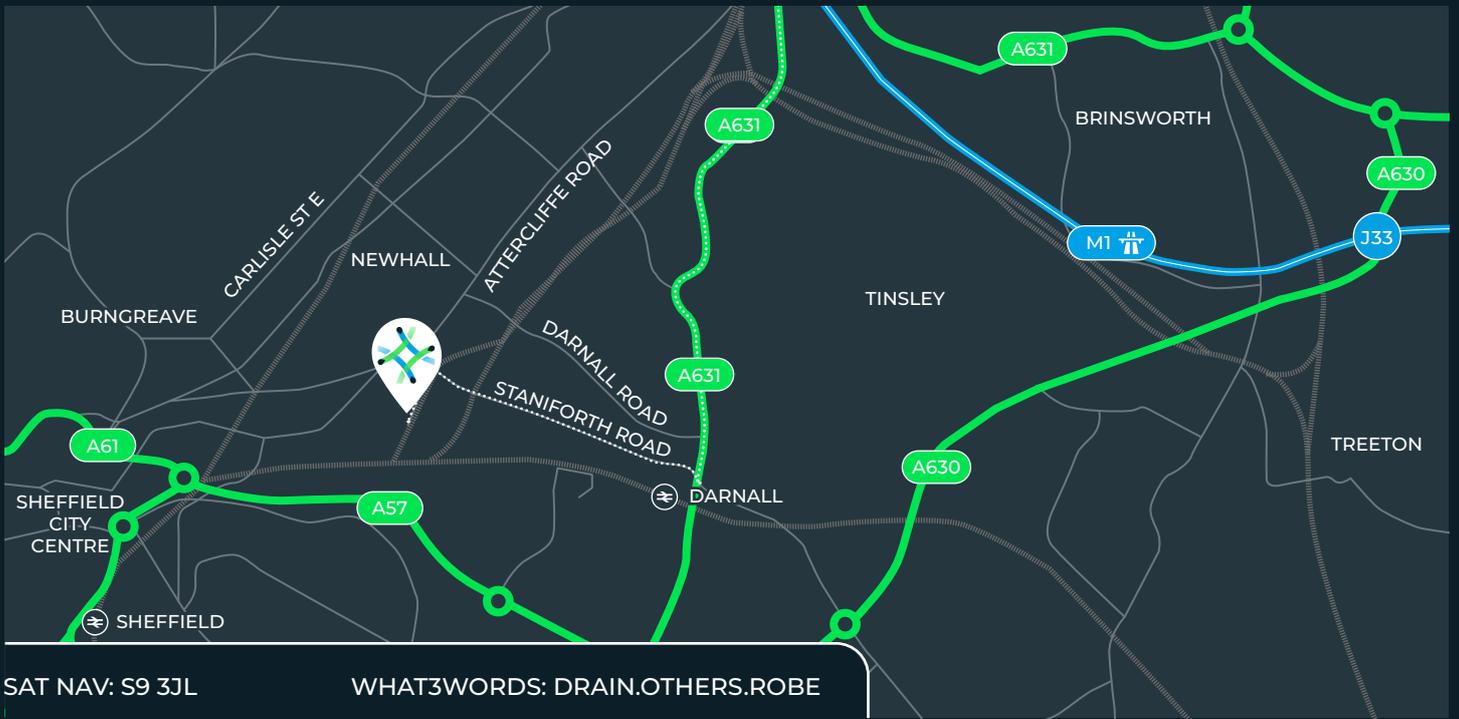


Allocated parking



Good EPC rating





# Strategic logistics location

Enterprise Park is located just off the Attercliffe Road (A1678), one of the main routes into the city. Sheffield City Centre is located less than 1 miles to the south west. Sheffield Parkway (A57) is also in close proximity. Access to the M1 is via junction 34 and is within 2 miles of the estate. Sheffield Train Station is located within a 8 minute drive time, whilst nearby Darnall station offers regular and direct services to Sheffield and Lincoln Central.

	miles	mins		miles	mins		miles	mins
Sheffield	3	9	M1	2	6	Darnall	1	6
Nottingham	43	1 hr	M18	9	14	Sheffield	2	8
Manchester	43	1 hr 22	A1(M)	17	22			
Liverpool	101	1 hr 58	M62	28	34			

Please contact us for further information:

View virtual tour:



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