



TO LET - Modern Industrial Unit 55,408 Sq Ft (5,147.4 Sq M)

- 5 Dock & 2 Ground Level Doors
- Large Secure Yard
- Dedicated Parking

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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

Holbrook Avenue, forms part of the established Holbrook Industrial Estate and provides a modern steel portal frame warehouse with multiple dock level and ground level loading door access points.

The property benefits from 5m Eaves to the underside which extends to an Apex of 7.5m, warehouse offices and WC's and LED lighting. Externally, the unit has a good size secured yard with dedicated car parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
GIA	55,408	5,147.4
TOTAL	55,408 SQ FT	5,147.4 SQ M

Terms

FRI New Lease Terms to be agreed. Available from 30th July 2026

VAT

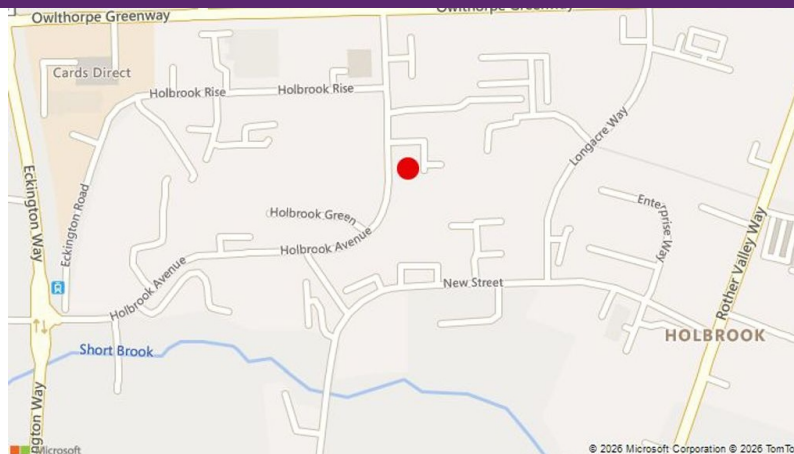
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value Available upon request

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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