

Units 5-6, Holbrook Avenue

Holbrook Industrial Estate,
Sheffield, S20 3FF

Fully refurbished, modern industrial /
warehouse units to let
55,073 sq ft (5,148 sq m)





Fully refurbished industrial / warehouse

Holbrook Avenue, forming part of the established Holbrook Industrial Estate, is available to let from August 2026.

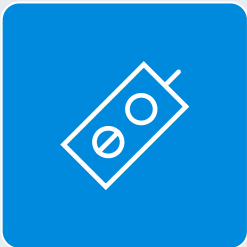
Unit 5-6 provides good quality industrial and warehouse space with 6m eaves, ground and dock level loading, LED lighting, warehouse, offices and WCs.

Externally the unit has a good sized secure yard with dedicated car parking.



Fully refurbished, modern industrial / warehouse units

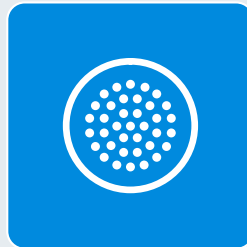
55,073 sq ft (5116.45 sq m)



Self-contained access



50 parking spaces



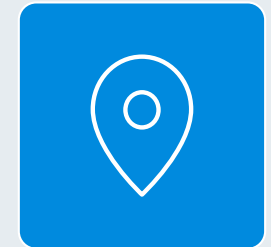
LED lighting



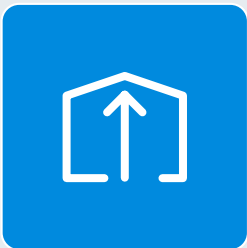
5 dock & 2 ground level loading doors



Secure site



Sheffield / 8 miles



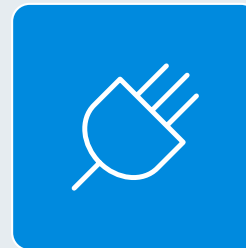
6 metre eaves



EPC C rating



Fully refurbished



Three phase power

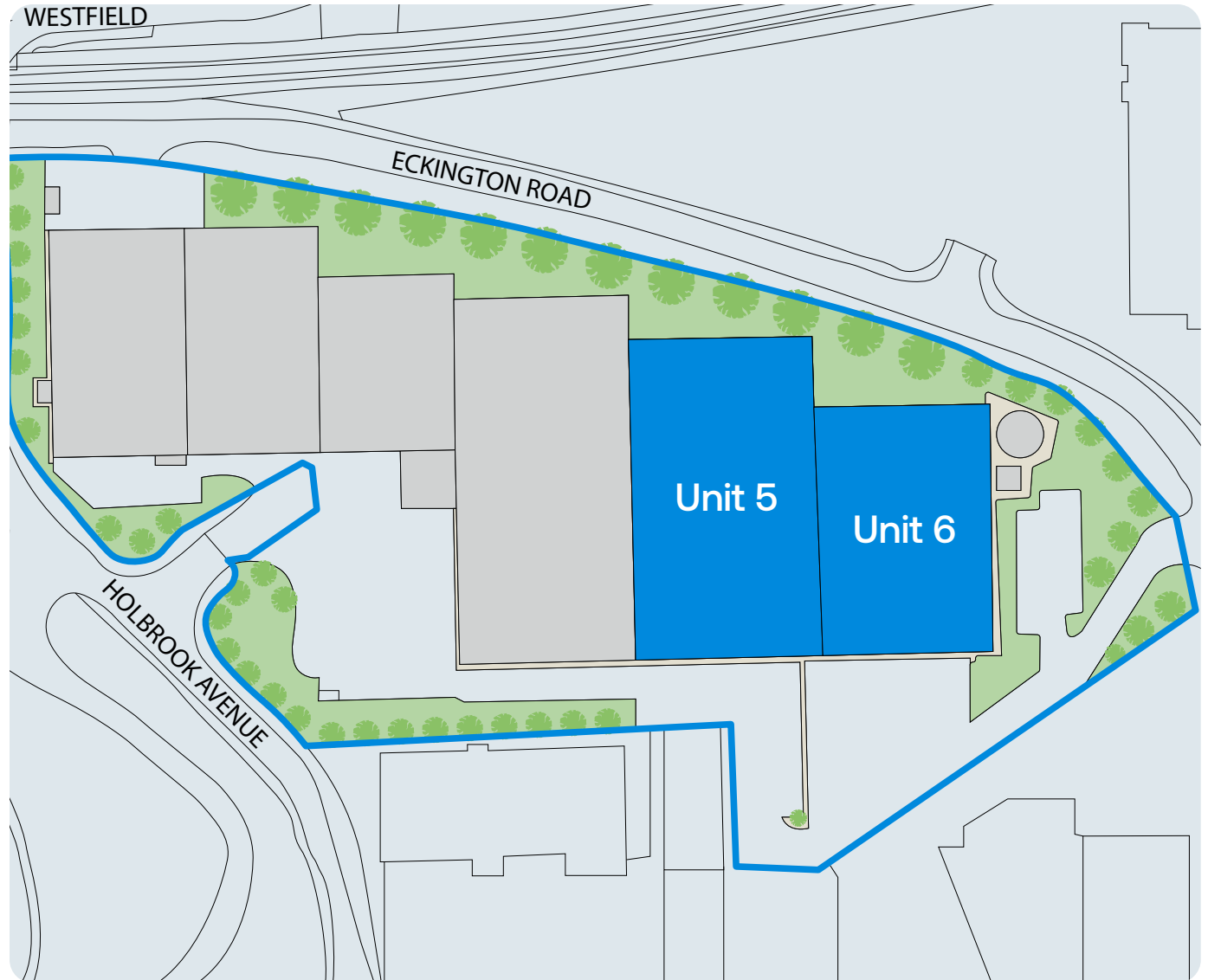


Electrically operated doors

Site plan & accommodation

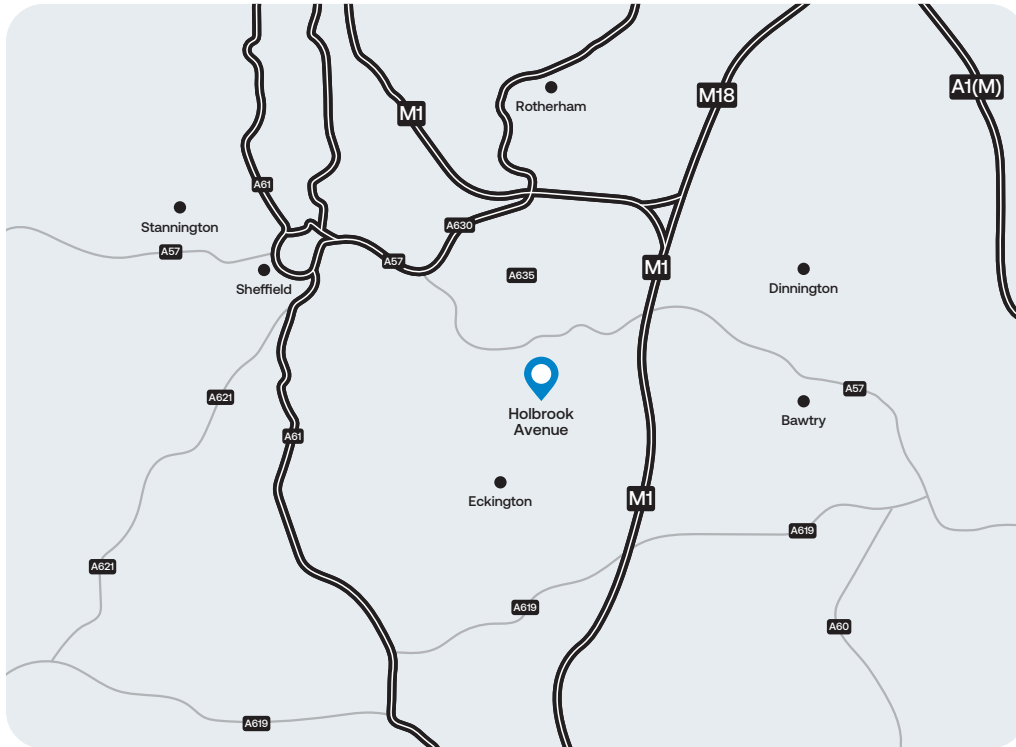


Unit	Type	Area (sq ft)	Availability
Unit 5 & 6	Warehouse	55,073	Immediately
Total		55,073	





Location

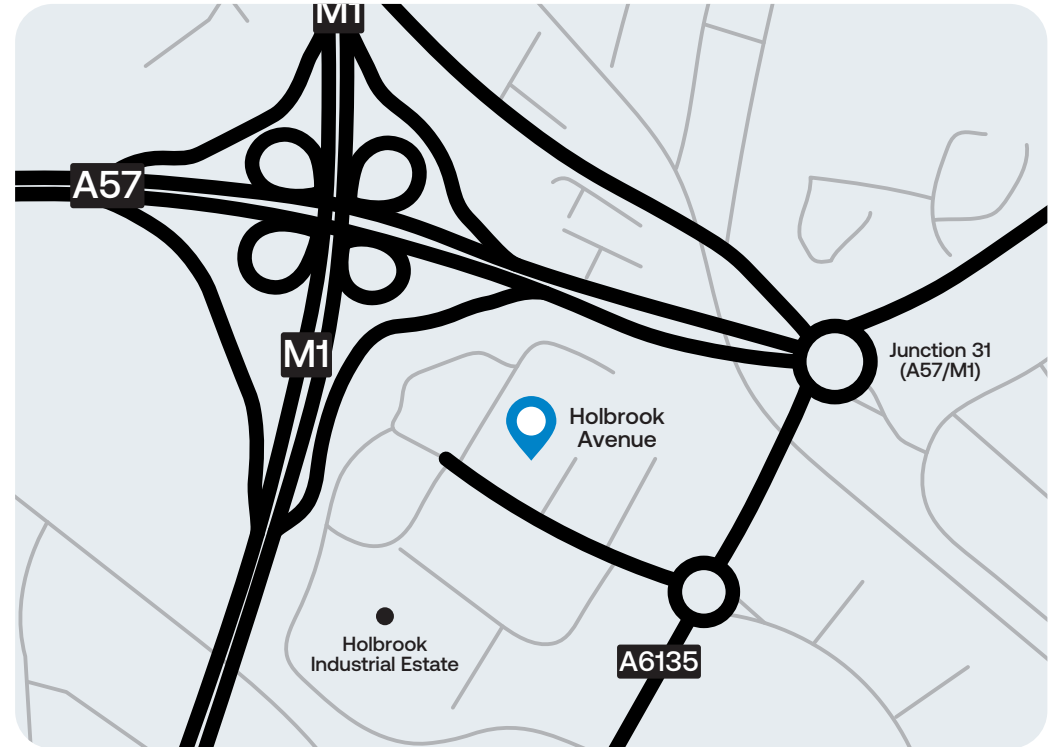


Situated in close proximity to the M1, M18, A1 (M) and M62 with links to regional cities of Sheffield, Manchester and Leeds - this location is appealing for customers who are seeking strong transport links and accessibility.



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.



By Air

Manchester Airport (MAN) is about an hour's drive away and Doncaster Sheffield Airport (DSA) is approximately 24 miles away.



By Rail

Sheffield Supertram from Holbrook Avenue is only a 35-minute train ride into the city of Sheffield.

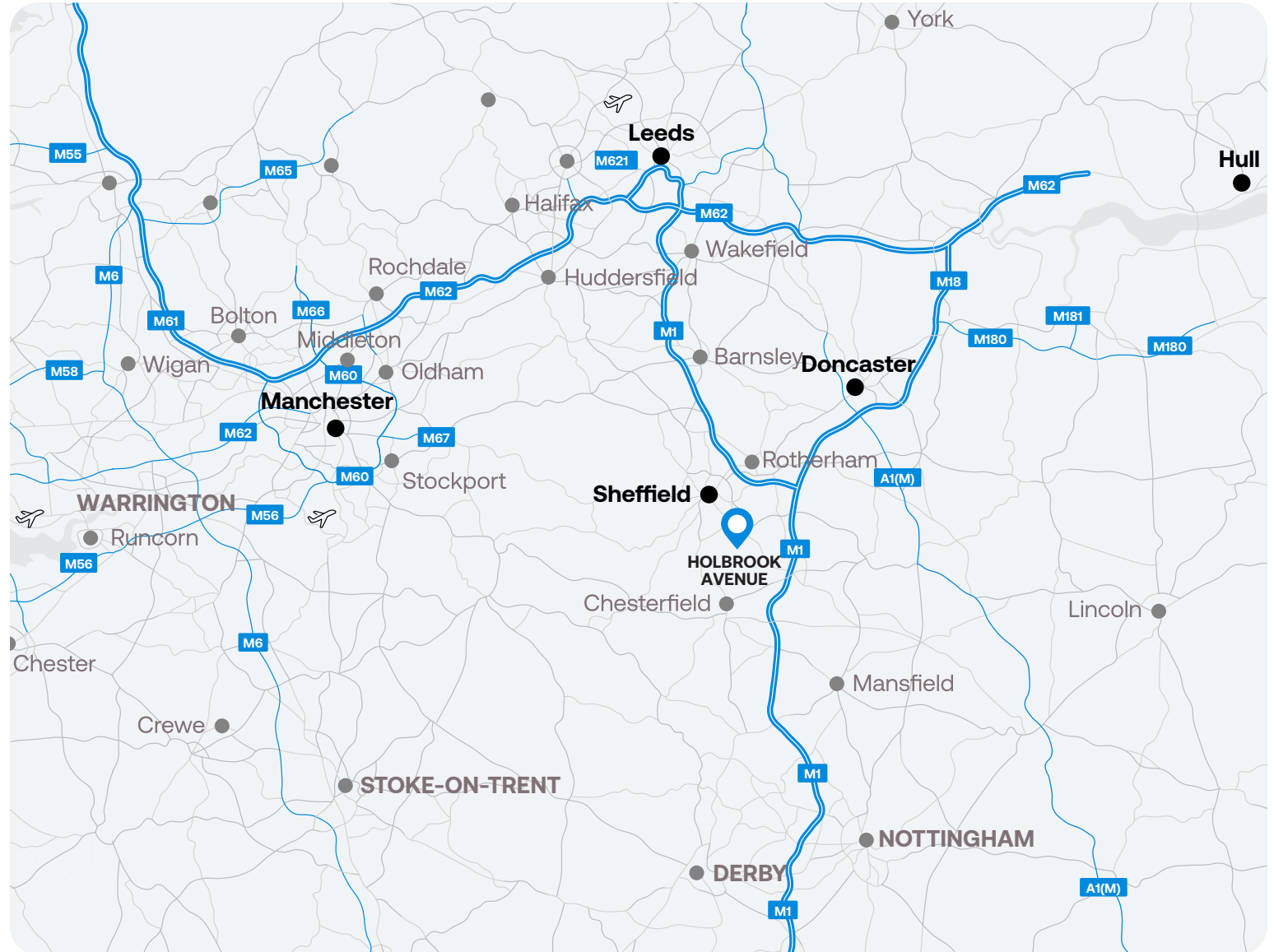
Travel times

Destination Time

Sheffield City Centre	Approx. 20 minutes
Doncaster City Centre	Approx. 30 minutes
Leeds City Centre	Approx. 50 minutes
Manchester City Centre	Approx. 75 minutes
Hull City Centre	Approx. 70 minutes

Motorways Time

M1	Approx. 12 minutes
A1 / A1(M)	Approx. 20 minutes
M62	Approx. 45 minutes



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55,073 sq ft (5116.45 sq m)

Book a viewing

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Further information:

EPC

The property has an EPC rating of C.

VAT

VAT is to be charged on all payments.

Rateable Value

To be assessed on completion of the development.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Terms

Available by way of a new full repairing and insuring lease - for a term of years to be agreed.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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