Woodhouse Mill Industrial Estate

Retford Road, Sheffield, S13 9WG



TO LET

93 TO 1,957 SQ M
(1,001.04 TO 21,064.97 SQ FT)

£10.50 - £12.50 PER SQ FT

A new development comprising a terrace of new build industrial / business units, suitable for a variety of trade counter/industrial uses.

- 8.5 metre eves
- 3 phase power
- Roller shutter doors
- WC facilities
- Provision for additional mezzanine accommodation
- Parking & HGV turning circle

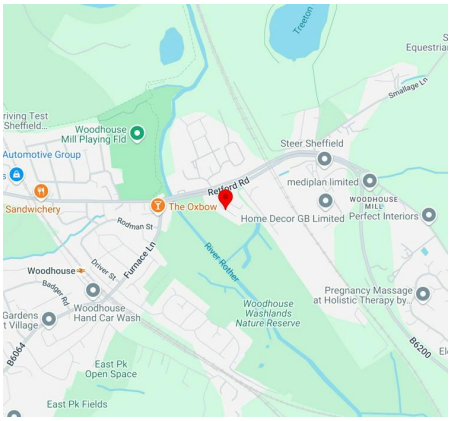
0114 282 3080
www.mjbcp.co.uk

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Summary

Available Size	93 to 1,957 sq m / 1,001.04 to 21,064.97 sq ft
Rent	£10.50 - £12.50 per sq ft
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Woodhouse Mill Industrial Estate occupies a prime location to the east of Sheffield, with excellent access from M1 Junctions 31 (3.5 miles east) and 33 (4.5 miles north). The site is well situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation District (AMID) and is approximately 3 miles from the Advanced Manufacturing Park (AMP) at Waverley.

Description

The development is to comprise a terrace of new build industrial units providing flexible trade counter/industrial accommodation. Each unit will be self contained with the benefit of a large shared yard and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11	2,927.78	272	Available
Unit - 12	2,529.52	235	Under Offer
Unit - 13	2,400.35	223	Under Offer
Unit - 14	1,001.04	93	Under Offer
Unit - 15	3,401.40	316	Under Offer
Unit - 16	2,185.07	203	Under Offer
Unit - 17	1,054.86	98	Available
Unit - 18	1,054.86	98	Available
Unit - 19	1,194.79	111	Under Offer
Unit - 20	1,194.79	111	Under Offer
Unit - 21	2,120.49	197	Available
Total	**21,064.95**	**1,957**	

Terms

The units are available to let on new Full Repairing and Insuring leases on terms to be agreed.

Service Charge

A service charge will be payable for the overall maintenance of the common areas of the estate.

Business Rates

The units will be assessed for Business Rates upon completion of the development. Further details can be obtained from the retained agents.

Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide identification documents.

Viewings

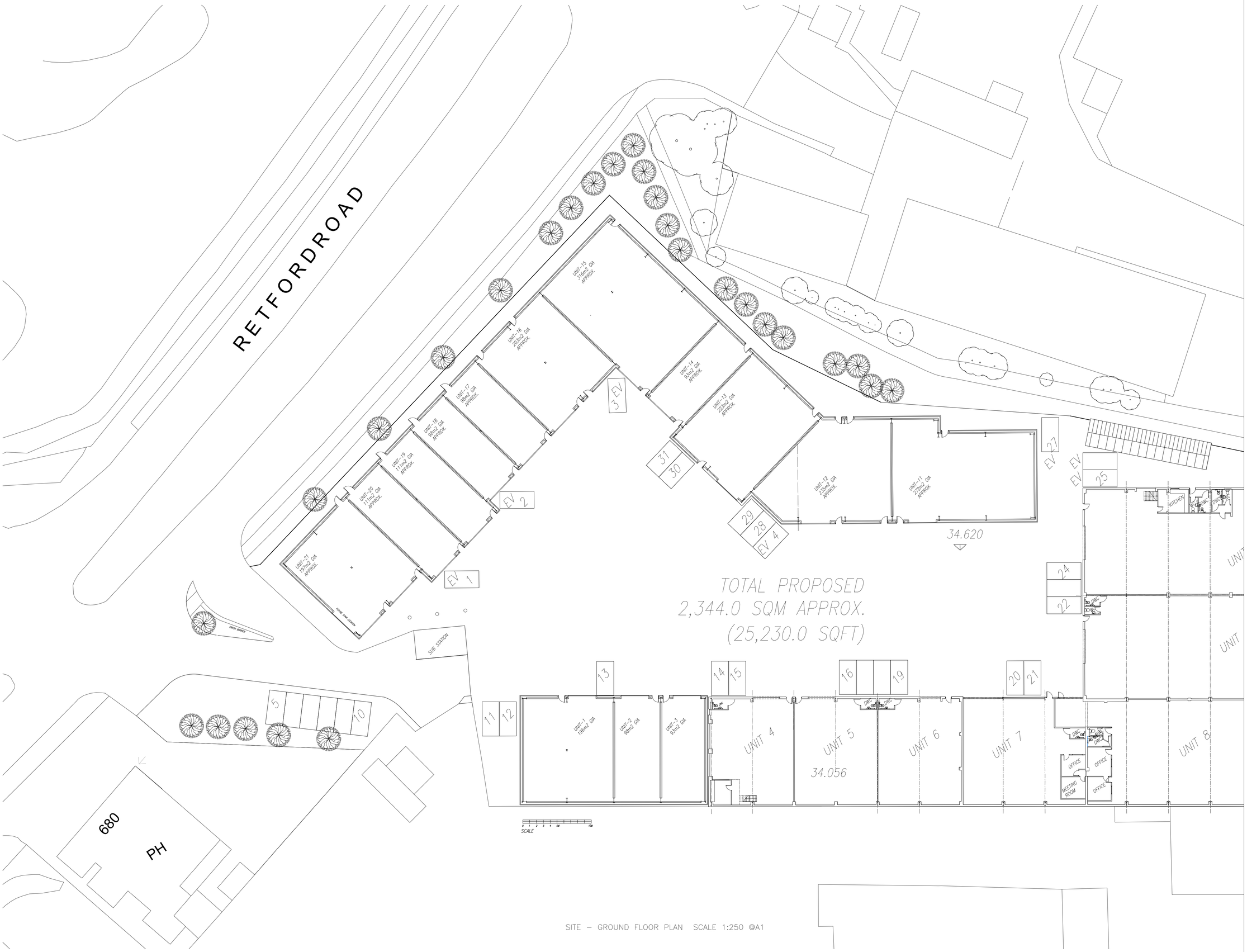
Strictly by appointment with the joint agents.



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SITE – GROUND FLOOR PLAN SCALE 1:250 @A1

Contractors must verify all dimensions on site, prior to commencing works or preparing site drawings.

Existing units switches,lighting, electrical boards and emergency detection and so on to be up-graded to current standards. Lighting layout to be discussed and agreed with builder and client.

Revision	A	Date 26/11/2025	Drawn By AMA
Comments	PLANS AMENDED		
Revision	-	Date 19/02/2023	Drawn By AMA
Comments	FIRST ISSUE		

SPACE
studio

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client

HATIRA HOLDINGS LTD

project

WOODHOUSE MILL INDUSTRIAL ESTATE, RETFORD ROAD, ROTHERHAM, S13 9WG

title

SALES

PROPOSED - GROUND FLOOR PLAN

drawing no **A22-180/06-2** revision **A** Drawn By **AMA**
scale **1:250 @ A1** date drawn **07/08/2025**