/INDURENT

Industrial

UNITS 11 & 12 | MEADOWBROOK PARK TRADING ESTATE

Station Road, Eckington, Sheffield, S20 3PJ



UNITS 11 & 12 | 10,107 SQ FT

Industrial Unit

Units 11 & 12, Meadowbrook Park Trading Estate provide an excellent opportunity to acquire a highly adaptable industrial premises within a well established heavy trade counter location. The estate benefits from excellent exposure to passing trade, being prominently situated on the busy Station Road (B6058), approximately 5 miles south east of Sheffield city centre, making it a well connected and visible commercial destination.
The unit occupies a private position at the rear of the site, offering a more discreet working environment while still benefiting from the strong profile of the wider estate. Previously used as a gym, the accommodation is well suited to similar leisure, fitness or alternative trade counter uses, subject to the necessary consents.
Internally, the unit offers strong operational credentials, including two roller shutter doors for efficient loading and servicing, together with a generous 5.6m eaves height, providing flexibility for a variety of occupiers. Externally, the property benefits from ample on site parking, ideal for staff, customers and deliveries.
The estate is within easy reach of the M1 motorway, accessed via Junction 31 to the north and Junction 30 to the south, making it an attractive option for occupiers requiring strong regional connectivity.



Lease Type	New

Unit Summary

- Refurbished Unit
- Well Maintained Estate
- LED Lighting
- Roller Shutter Door
- Car Parking
- Premier Industrial Location

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£82,300.00	£8.14
Rates	£28,560.00	£2.83
Maintenance Charge	£12,128.40	£1.20
Insurance	£2,021.40	£0.20
Total Cost	£125,009.80	£12.37

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

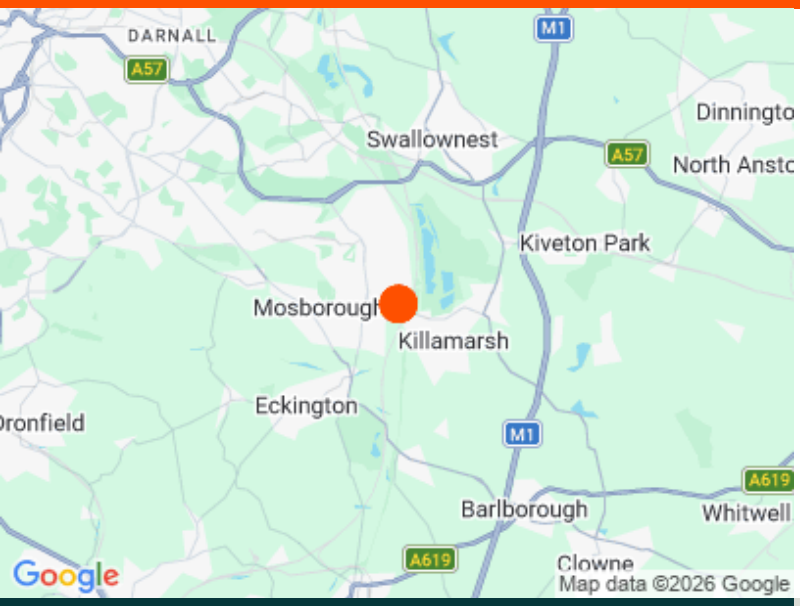
For more info please visit: unit.info/U4P0400058

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Location

The estate is located in a well established and popular industrial location directly accessed off Station Road (B6058), approximately 5 miles to the south east of Sheffield centre. It is within easy reach of the M1 motorway via junction 31 to the north and junction 30 to the south.

Road
M1 J31: 4.5 miles M1 J30: 2.8 miles

Airport
Leeds Bradford Airport: 52 miles

Rail
Sheffield Train Station: 9 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (60)

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