/INDURENT



Industrial

UNIT 11 | HOLBROOK ENTERPRISE PARK

Enterprise Way, Sheffield, S20 3GL

UNIT 11 | 3,421 SQ FT

Industrial unit

Located within the thriving and well-established Holbrook Enterprise Park, this 3,421sqft industrial unit offers a versatile space ideal for a variety of uses including trade counter operations, light manufacturing, or general industrial activity.
The unit features easy access via a full-height roller shutter door, along with a separate pedestrian entrance for staff or customer convenience. Internally, the space includes a basic WC facility, with potential for further customization depending on business needs.
Set within a busy and popular estate, the location benefits from strong local trade activity and excellent transport links, making it a practical and strategic base for growing businesses.

Lease Type	New



Unit Summary

- 24 Hour Access
- Roof Lights
- Flexible Space
- Well Maintained Estate
- Circulation Space
- LED Lighting

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,934.00	£8.75
Rates	£8,640.00	£2.53
Maintenance Charge	£4,500.00	£1.32
Insurance	£684.20	£0.20
Total Cost	£43,758.20	£12.79

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.

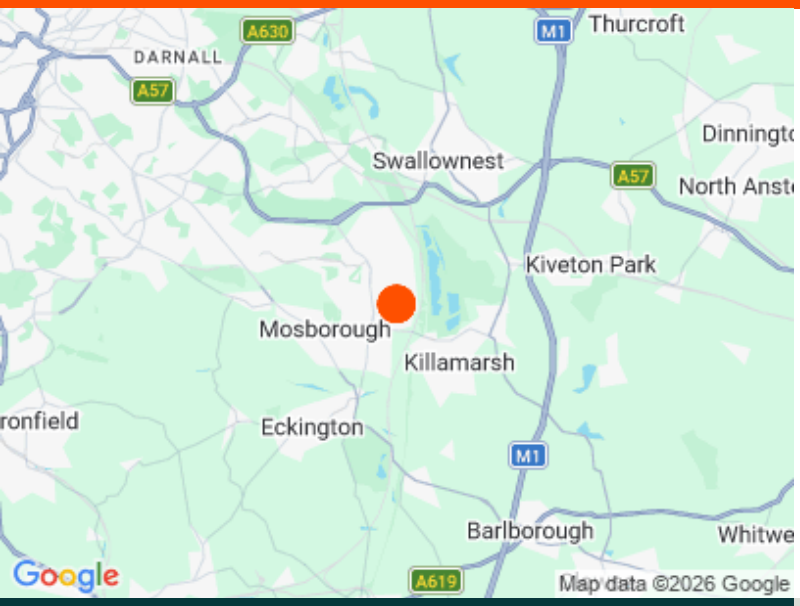
For more info please visit: unit.info/UIP0101641

+44(0) 808 169 7554

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Location

Holbrook Enterprise Park is 8 miles from Sheffield city centre via the A57. The park is a short 20 minute drive to Sheffield train station and just over 50 miles to Manchester airport

Road
M1: 4 miles

Airport
Doncaster Sheffield Airport: 23 miles

Rail
Sheffield Railway Station: 8 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	B (41)

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Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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