

FOR SALE

A57

M1

Holbrook Avenue

B6053

Station Road

Prime Employment Development Site

c.23 Acres (9.3 Hectares)

Indicative Boundary

LAND TO THE SOUTH OF HOLBROOK AVENUE AND
NORTH OF STATION ROAD | HALFWAY | SHEFFIELD | S20 3GH

**AVISON
YOUNG**



Overview

Prime Employment Development Site of **c.23 Acres (9.3 Hectares)**.

Full Planning Permission Granted (Resolution to Grant, subject to signing of s106) for 6 new buildings for Business E(g) and/or General Industrial (B2) and/or Storage/Distribution (B8).

The units will total **311,522 Sq Ft (28,941.4 Sq M)**.

Description

The site benefits from an excellent location, immediately south of the well-established Holbrook Industrial Estate. The site is rectangular in shape, and is bound by Station Road to the south, New Street to the east, Eckington Way to the west and Holbrook Avenue to the north, which also provides the main access.

Planning has been granted (subject to the signing of the s106) for the erection of six new Industrial/Warehouse units. Details below:

Unit	Warehouse Size Sq Ft (Sq M)	Offices Size Sq Ft (Sq M)	Total GIA Size Sq Ft (Sq M)	Haunch Height
Unit 1	45,034 (4,183.8)	3,383 (314.3)	50,117 (4,656)	12m
Unit 2	30,031 (2,790)	2,252 (209.2)	32,283 (2,999.2)	12m
Unit 3	70,065 (6,509.3)	5,264 (489)	75,329 (6,998.3)	12m
Unit 4	80,049 (7,436.8)	6,006 (558)	86,055 (7,994.8)	12m
Unit 5	55,292 (5,136.8)	4,125 (383.2)	59,417 (5,520)	10m
Unit 6 (A&B)	10,021 (931)	N/A	10,021 (931)	8m
TOTAL			311,522 (28,941.4)	

Location

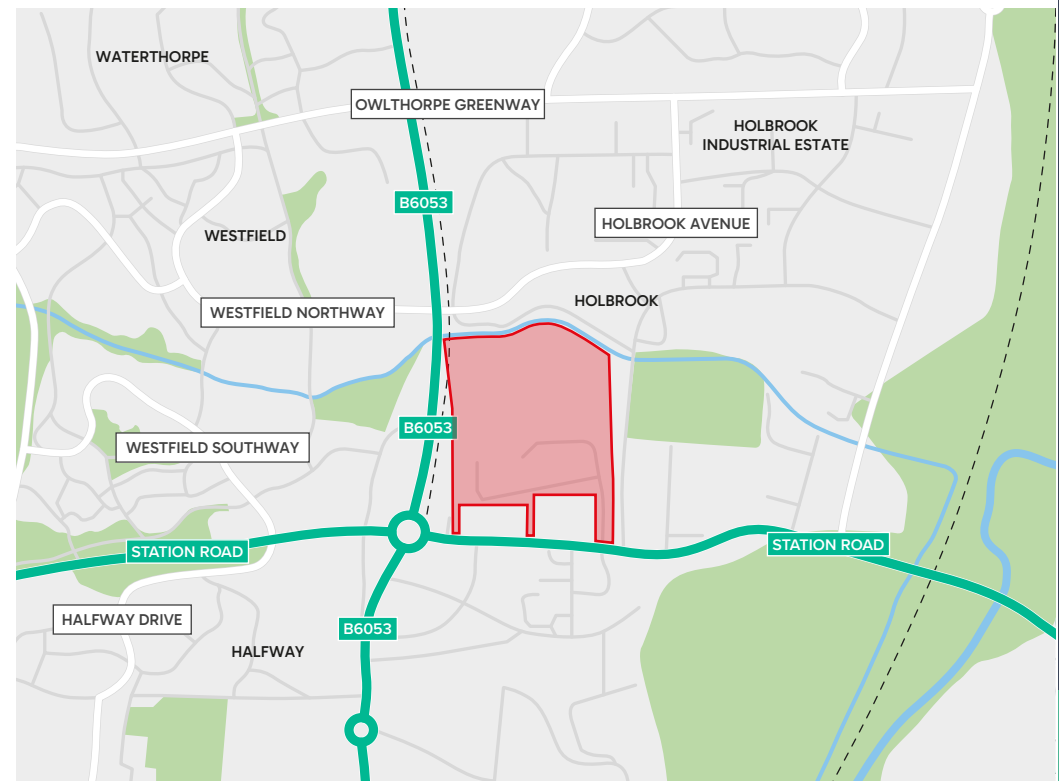
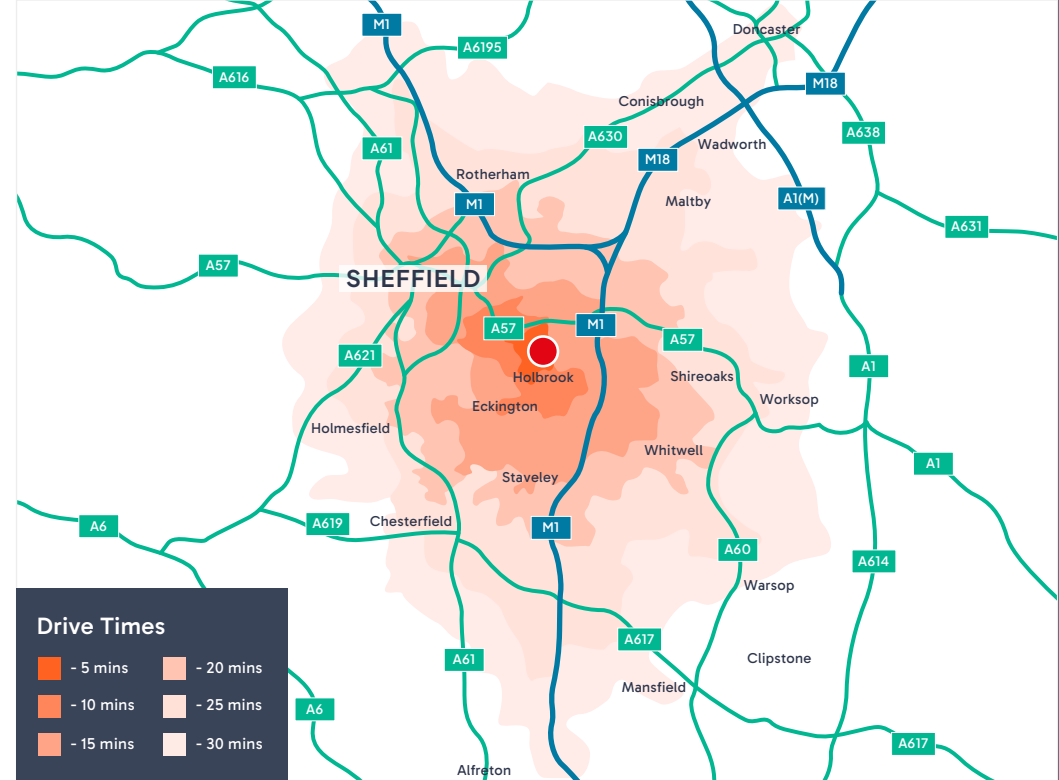
The site is located immediately south of the well-established Holbrook Industrial Estate, in Halfway, Sheffield. It is accessed to the north from Holbrook Avenue and Station Road to the south. The A57 (Sheffield Parkway) is approximately 1.5 miles to the north with J31 of the M1, c. 3.2 miles to the north-east, J30 is c. 3.5 miles to the south-east, and Woodall Services is c. 2.6 miles to the east.

Sheffield City Centre is circa 5.7 miles to the northwest and Chesterfield is approximately 6.7 miles to the southwest.

Uses surrounding the area are a mix of Industrial, Retail and densely populated residential. Crystal Peaks Shopping Centre, which includes many household names is c. 1 mile to the northwest.

Nearby occupiers include, Radius Aerospace – Bramah, Stagecoach, Toolstation Beatson Clark, Screwfix, AET Ltd & Stokes Tiles.

The site also benefits from being immediately adjacent to the 'Sheffield Super Tram' with a main Park & Ride station on its boundary.



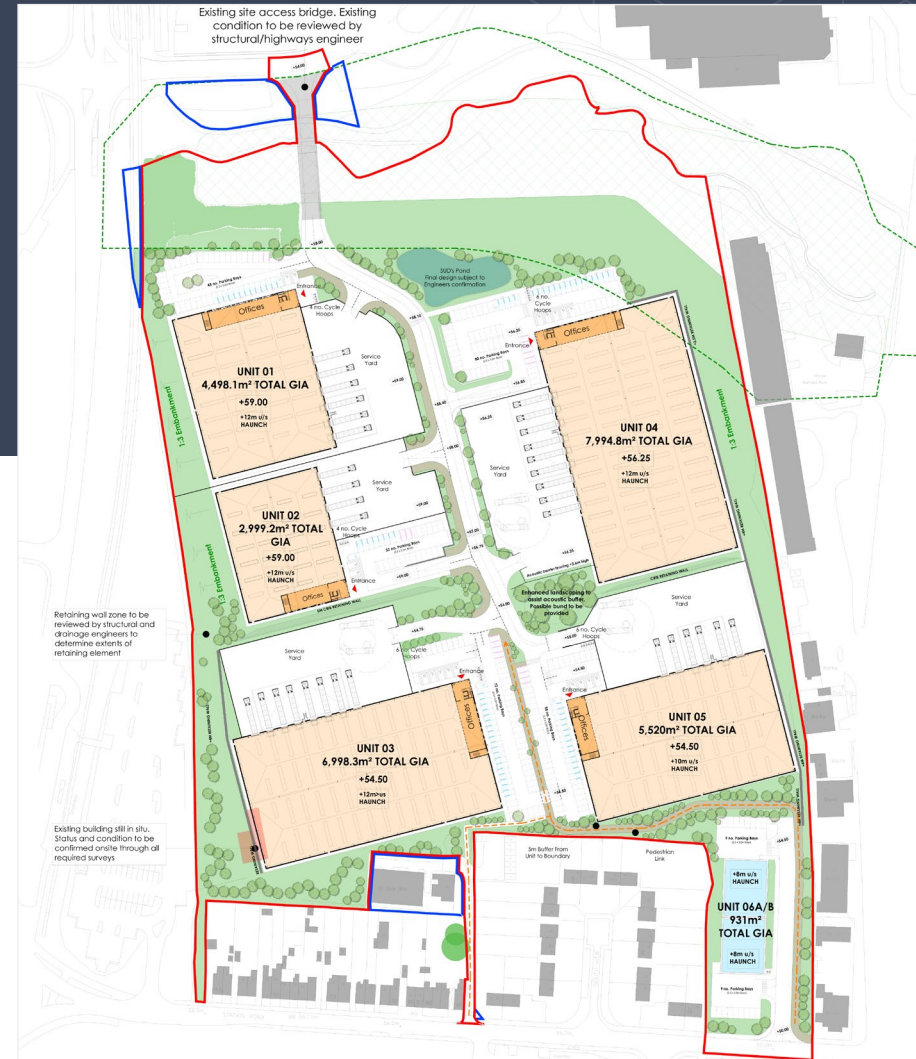
Site Plan



Services

We understand that all mains' services are connected to the site. Utilities plans are available in the Data Room.

The Scheme



Title

We understand that the property is held freehold, under Title YWE30792. Interested parties should satisfy themselves in this regard.



CGI, Artists Impression

Planning

Subject to the signing of the s106 – The site has been granted Full Planning permission for ‘Demolition of existing buildings and erection of 6 new buildings for Business (Use Class E(g)) and/or General Industrial (Use Class B2) and/or Storage/ Distribution (Use Class B8) along with pedestrian and vehicular access, parking, boundary treatments, servicing areas, landscaping, attenuation pond and associated works.’

The planning documents are available in the Data Room. The planning reference is 23/01782/FUL.

Data Room

Supporting information is available in a [data room](#) for interested parties.

Opportunity

The site is available for a freehold purchase. Offers are invited.

Contact

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Indicative Boundary

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March 2024. Brochure designed by Spark Property.