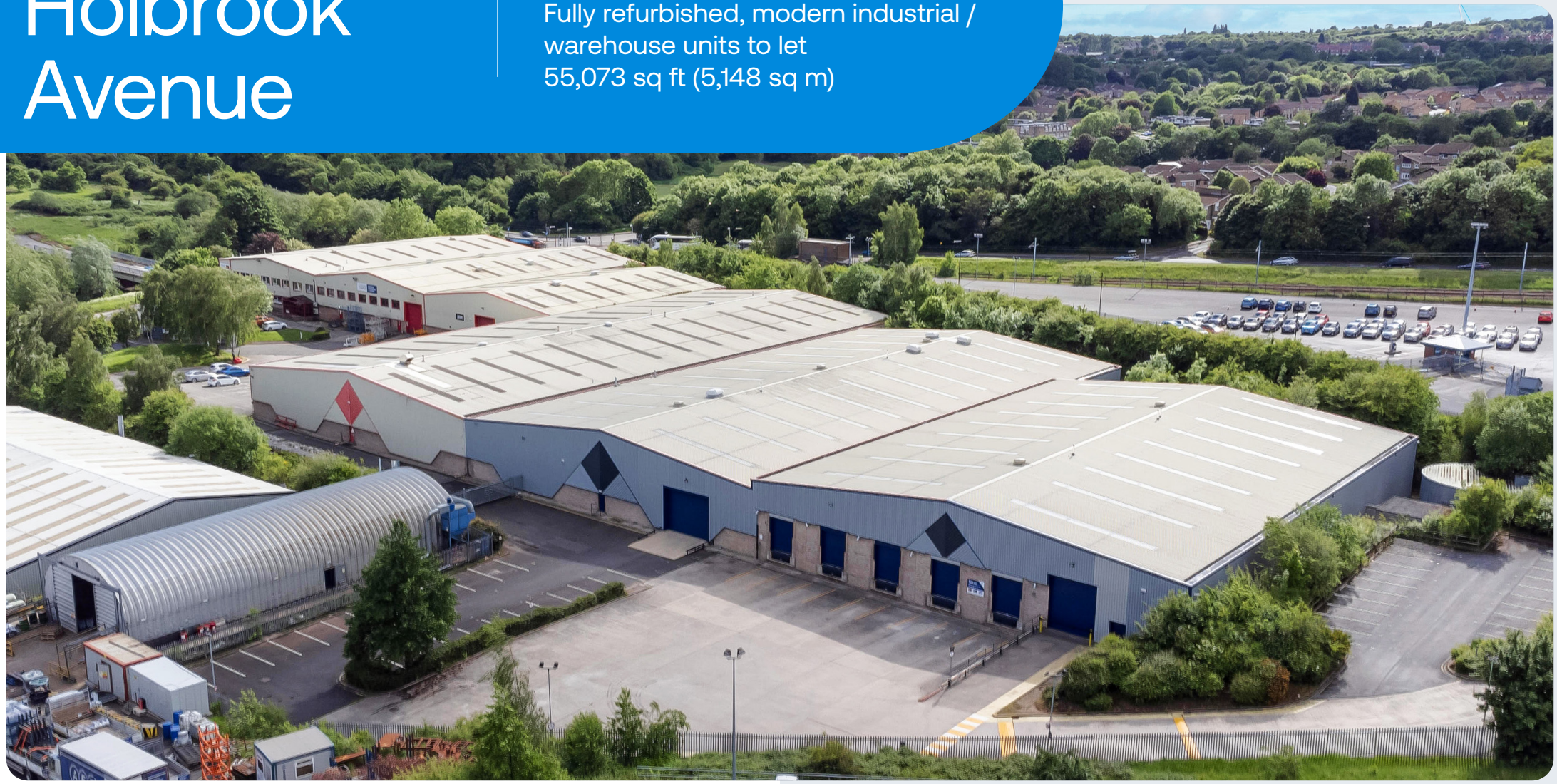
Mileway

LastMileFirst | mileway.com

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

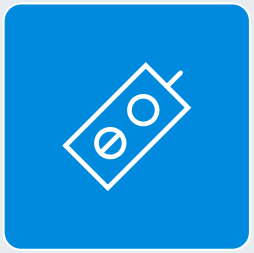
Holbrook Avenue, forming part of the established Holbrook Industrial Estate, is available to let from August 2026.

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

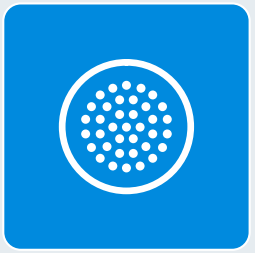
Externally the unit has a good sized secure yard with dedicated car parking.

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

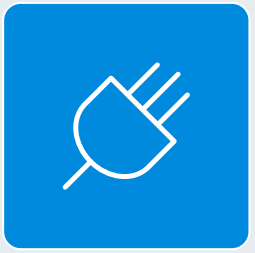

Secure site


Sheffield / 8 miles


6 metre eaves


EPC C rating


Fully refurbished

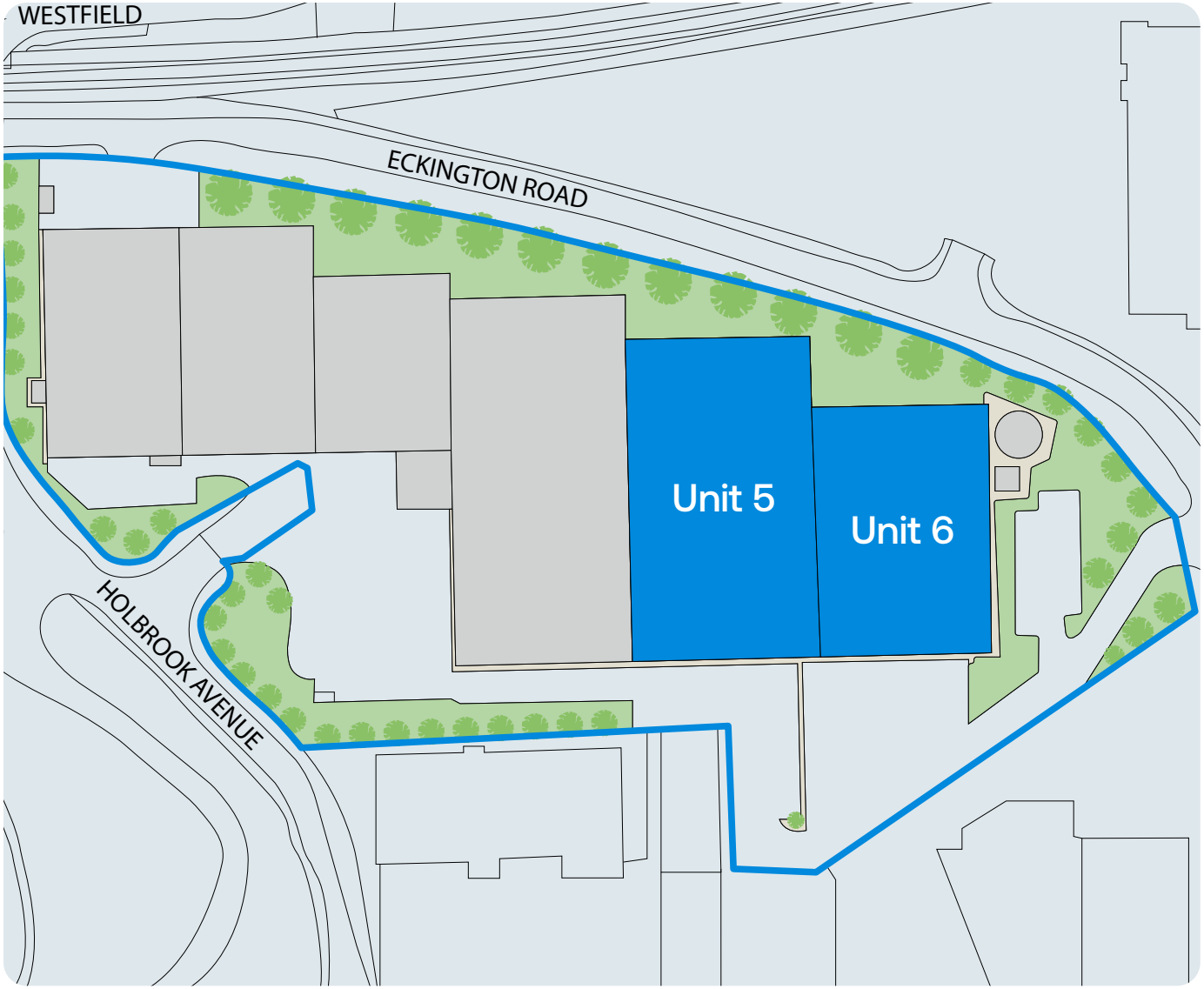

Three phase power


Electrically operated doors

Site plan & accommodation



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

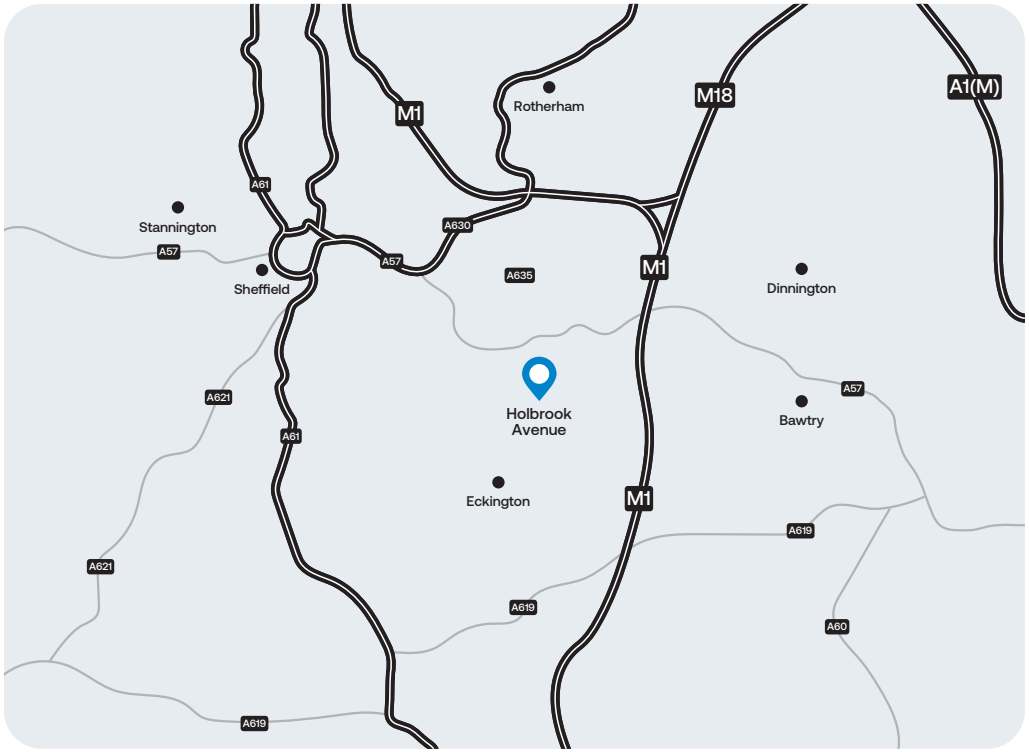


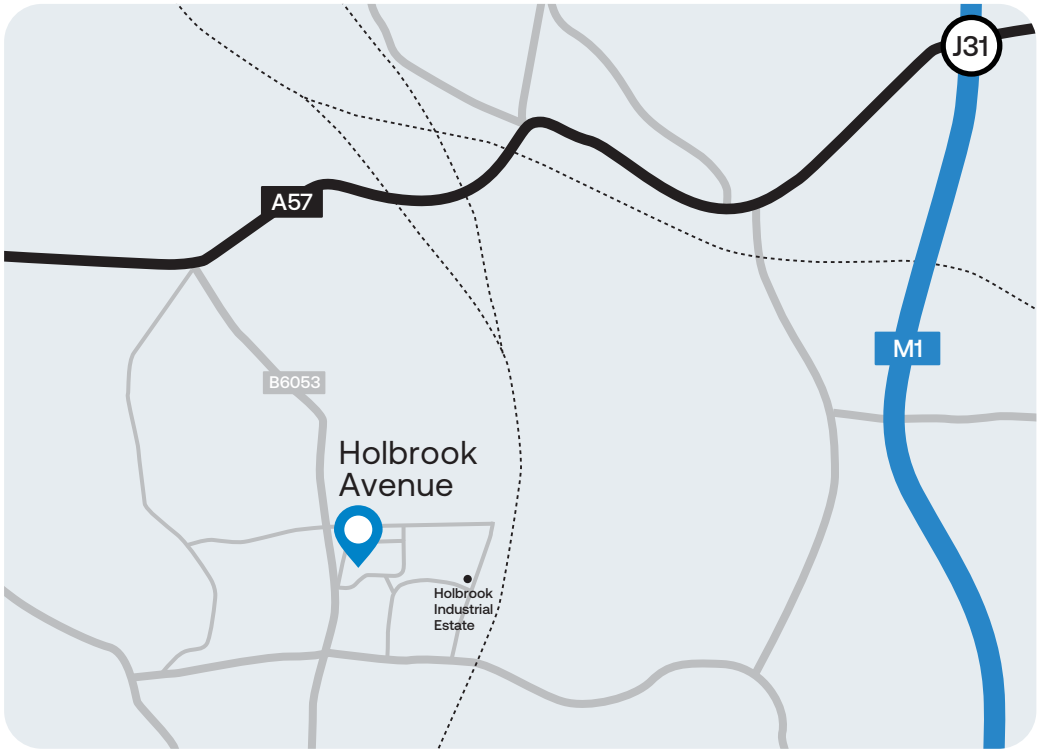






Location





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



Units 5-6, Holbrook Avenue

Holbrook Industrial Estate, **Sheffield**, S20 3FF

Fully refurbished, modern industrial / warehouse units to let

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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