



**CUSHMAN &  
WAKEFIELD**

**TO LET**

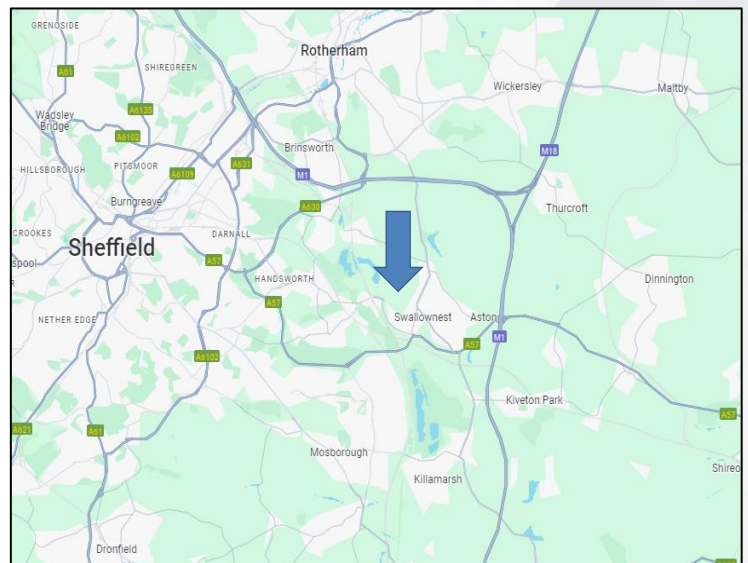
**Industrial Unit / Warehouse**

**Unit 4 Woodhouse Link, Innovation Way, Sheffield,  
S13 9AD**



### KEY HIGHLIGHTS

- Flexible lease terms available
- 23,218 sq. ft warehouse and office accommodation Immediately available
- 9m to haunch
- 2 Level Access Doors
- 2 Dock level Loading Doors
- 32 Dedicated Parking



For more information please contact:

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# TO LET

## Industrial Unit / Warehouse

### Unit 4 Woodhouse Link, Innovation Way, Sheffield, S13 9AD

#### LOCATION

Situated within Woodhouse Link which provides excellent access to the M1 with junction 31 being approximately 3.5 miles to the East and junction 33 being approximately 4.5 miles to the North West of the site.

The property is situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation district (AMID), with Sheffield city centre approximately 7 miles away.

TRANSPORT	DISTANCE	DRIVE TIME
M1	3.5 miles	6 mins
Sheffield	7 miles	1min
Rotherham	10.3 miles	16 mins
Doncaster Airport	20 miles	30 mins
Leeds	42 miles	55 mins

Source: Google Maps

#### DESCRIPTION

The property comprises of steel portal frame construction with profile metal sheet clad to the elevations a roof incorporating roof panels. The property has first floor office accommodation and W/Cs. The property has an eaves height of 9m.

Access is via two level access loading doors and two dock level doors.

#### BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Ground Floor	1,928	20,750
First Floor	229	2,468
<b>TOTAL</b>	<b>2,157</b>	<b>23,218</b>

#### TERMS

The property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

#### RATEABLE VALUE

The current rateable value for the property is £146,000 within the 2024 rating list.

#### EPC

Available on request.

#### VAT

All prices and outgoings are exclusive of but may be liable for VAT.

#### LEGAL COST

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



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