

Mileway

Fully-refurbished warehouse available now

5 & 6 Holbrook Avenue, Holbrook Industrial Estate, Holbrook, S20 3FF
what3words location: ///month.hooked.mini

SHEFFIELD

Holbrook Avenue

Available to let
Modern, refurbished warehouse space
55,408 sq ft (5,148 sq m)

Holbrook Avenue



5 dock and 2 ground level loading doors



50 parking spaces



LED lighting



Self-contained access



6 metre eaves



EPC B rating*

Available to let

Full refurbished Industrial / Warehouse unit
55,408 sq ft (5,148 sq m)

Holbrook Avenue, forming part of the established Holbrook Industrial Estate in immediately available to let.

Unit 5 / 6 have undergone extensive refurbishment to provide good quality industrial and warehouse space with 6m eaves, ground and dock level loading, new LED lighting with PRIs, warehouse offices and WCS. Externally the unit has a good sized secure yard with dedicated car parking.



Sheffield / 8 miles



Sprinkler system



Secure site



Recently refurbished



Electrically operated doors



Three phase electric

Siteplan



Accommodation

The premises provide the following GIA

Unit	sq ft	sq m
Unit 5 & 6	55,408 sq ft	5,148 sq m

Key Features

- Large yard
- Kitchen
- 5 dock level loading doors
- 2 ground level loading doors
- Modern refurbishment
- Sprinkler system available

Take the Virtual
Tour Here



Take the 360°
Tour Here



Holbrook Avenue

Holbrook Avenue, Sheffield, S20 3FF

EPC*

The property has an EPC Rating of 63 In *Band C.

*Note: B rating to be achieved on completion of all refurbishment

Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated. Price on application.

Viewing / Further Information



Rebecca Schofield
T: +44 114 253 7194
M: +44 7776 172 123
rebecca.schofield@knightfrank.com

John Jarman
T: +44 114 241 3910
M: +44 7825 454 749
john.jarman@knightfrank.com



Daniel Walker
T: 0113 200 3988
daniel.walker@gentvisick.com

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Ed Norris
T: +44 114 270 9160
M: +44 7711 319 339
ed@cppartners.co.uk

Max Pickering
T: +44 114 270 9165
M: +44 7835 059 363
max@cppartners.co.uk



Emma Courtney
T: 0113 8683776
Yorkshire@mileway.com

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.



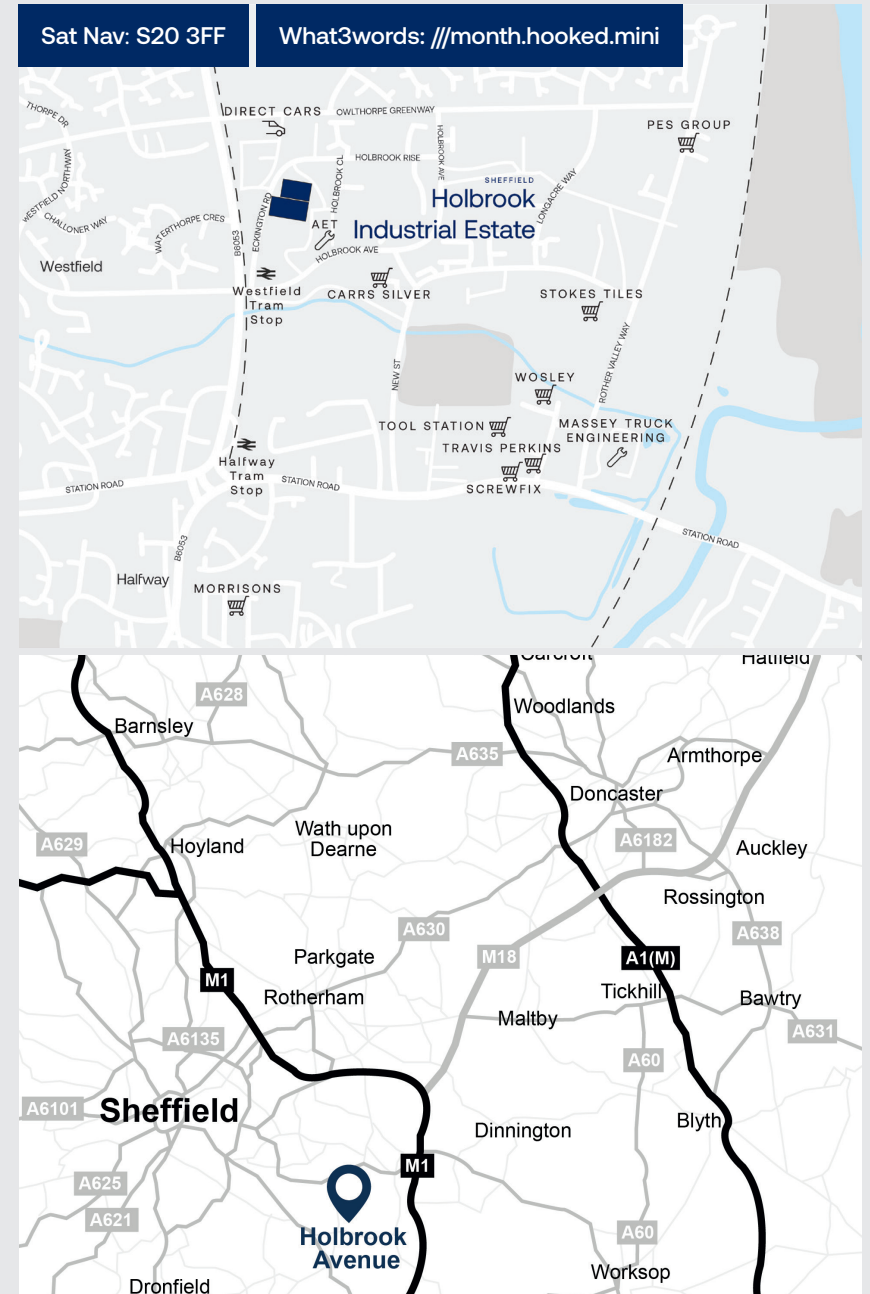
By Bus / Supertram

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 Rail

Sheffield Supertram from Holbrook Avenue is only a 35-minute train ride into the city of Sheffield.



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