

PROPERTY PARTICULARS



TO LET

TWO NEW INDUSTRIAL UNITS

2,992 SQ FT OR 4,487 SQ FT

**OR COULD BE LET AS ONE UNIT OF 7,479 SQ FT
LAKESIDE, ROTHER VALLEY WAY
HOLBROOK INDUSTRIAL ESTATE, SHEFFIELD**

New detached industrial unit which is divided into two adjoining but separate units or could be let as one. The building is of steel frame construction with part brickwork walls, the remainder clad in profile steel sheeting. The buildings occupy a high profile situation adjoining Rother Valley way, close to its junction with Owlthorpe Greenway.

ACCOMMODATION

Unit A

Production/warehousing 2,992 sq ft (280 sq m)

Unit B

Production/warehousing 4,487 sq ft (416.9 sq m)

Provision for mezzanine if required.

Outside

Service yard with loading doors
Car parking and landscaped areas.

FOR CONDITIONS OF SALE SEE OVER

LEASE TERMS

New lease is offered at a multiple of 3 years at an initial rental of £5 per sq ft per annum.

LOCATION

Holbrook Industrial Estate is rapidly expanding, and very popular business location, in the region of 5 ½ miles south east of Sheffield City Centre. The area enjoys good transport links, being within a 10 to 15 minute drive of the M1 and M18 motorways.

FURTHER INFORMATION

For any further information contact the joint agents Hale Saunders or Knight Frank.

PROPERTY MISDESCRIPTIONS ACT 1991

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- 1 All measurements and areas are carried out in accordance with the RICS Code of Measuring Practice, and are for guidance purposes only.
- 2 Information on planning and rating has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to obtain direct confirmation in writing.
- 3 Information as to the availability or otherwise of mains services and fittings is based on information supplied by the vendor/lessor, none has been tested, and the mention of any appliance and/or service does not imply that they are in full and efficient working order.
- 4 Information on tenure or tenancy is given in good faith, but the deeds have not been inspected and prospective purchasers/lessees are strongly recommended to have the information verified by their legal representatives.
- 5 Prices/rents quoted in these particulars may be subject to VAT in addition.

Regulated by RICS

