



## **Proposed Hybrid Business Unit Development**

**Century Park, Station Road, Holbrook, Sheffield**

### **To Let (May Sell)**

- Two storey business units
- Ground floor workshop/assembly accommodation
- First floor offices
- Ability to alter the design of the building to suit occupiers specific needs
- Potential for expansion creating a further 4,500 sq ft of either hybrid or industrial accommodation
- Ample on site car parking
- Available May 2007 (WC to confirm)

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## Location

The properties are situated fronting on to Station Road, which is directly accessed off Eckington Way at the tram terminus at Halfway and the subject property is situated about ½ mile from this roundabout down Station Road on the left hand side.

Holbrook itself is an established industrial estate located towards the South East of Sheffield City Centre. It has good access to the national road network via junctions 30 and 31 of the M1 Motorway. The surrounding areas also supply a ready and available source of labour, with it being one of the only areas where out of town residential development continues to flourish.

The amenities in the surrounding location are also significantly improving. Crystal Peaks has recently completed its latest stages of expansion with the improvement of the existing Sainsburys supermarket. The retail park at Drakehouse has also just finished its second phase of expansion.

## Description

Century Park comprises a two storey building of approximately 10,000 sq ft on a substantial site. It is proposed to redevelop the property to provide a number of hybrid business units with warehouse/assembly space at ground floor with offices above. The units will range from 2,500 – 10,000 sq ft and will have the following general specification:-

## Ground Floor

- Open plan warehouse accommodation
- Concrete floors
- Roller shutter door access
- Cat 2 modular lighting
- Connection to mains services
- Non slip floor finish
- Disabled access with fully compliant facilities

## Office area (first floor)

- Fully heated and carpeted
- Suspended ceilings
- Lighting
- WC facilities
- Perimeter trunking
- Optional 360 degree optical sensors to burglar alarm
- Broadband into the building

## Accommodation

The building can be split down to four units of 2,500 sq ft, approximately 1,250 sq ft per floor. However, units can be combined to give a combination of either 2,500 sq ft, 5,000 sq ft or 7,500 sq ft and the buildings can also be tailored to suit the specific needs of an occupier.

## Expansion Capabilities

The site is also largest enough to accommodate a 4,500 sq ft two store extension with a ground floor footprint of approximately 4,500 sq ft.

## Important Notice

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### Availability

The property is available to let, or alternatively our client may consider a sale of the units.

The refurbishment works are due to start in February 2007 and will last approximately 3 months.

If occupiers are prepared to commit before our clients start on site, or very early during the programme of the works, then there may be an opportunity for cost savings and also design input.

### Rent / Price

Assuming that the general works are undertaken to the building and excluding any specific requirements to the tenant, the base rent will be £9.00 per sq ft per annum exclusive of rates, VAT and service charge.

A purchase price is available on application from the retained agents.

### Costs

Each party to bear their own costs incurred in the completion of this transaction.

