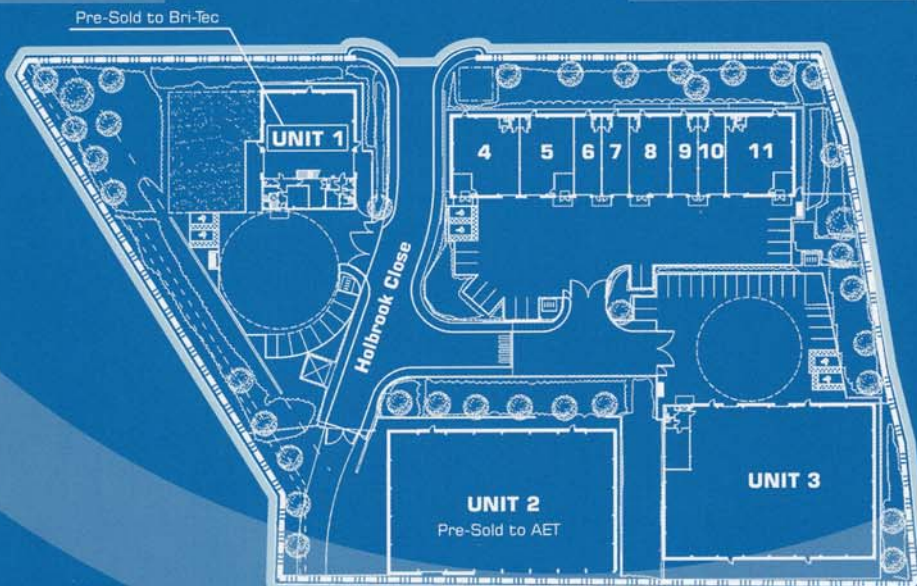




HOLBROOK COMMERCE SHEFFIELD PARK

FOR SALE / TO LET NEW PRODUCTION / WAREHOUSE UNITS
FROM 93 TO 1,394 SQ M (1,000 TO 15,000 SQ FT)



ACCOMMODATION SCHEDULE

Unit	SQ FT.	SQ.M.
1	SOLD	-
2	SOLD	-
3	15,000	1,394
4	2,500	232
5	2,000	186
6	1,000	93
7	1,000	93
8	1,500	193
9	1,000	93
10	1,000	93
11	2,500	232

LOCATION



Holbrook Commerce Park is ideally located on the popular Holbrook Industrial Estate, approximately 8 miles South-East of Sheffield City Centre. It can be found off Holbrook Rise. There is easy access to the M1 - Junction 31 to the north, and 33 to the south.

The 'Westfield' SuperTram stop is approximately 300m from the site. Bus routes 121 and 123 travel on the nearby Owlthorpe Greenway. Retail and leisure facilities are closeby at Crystal Peaks and Drakehouse.

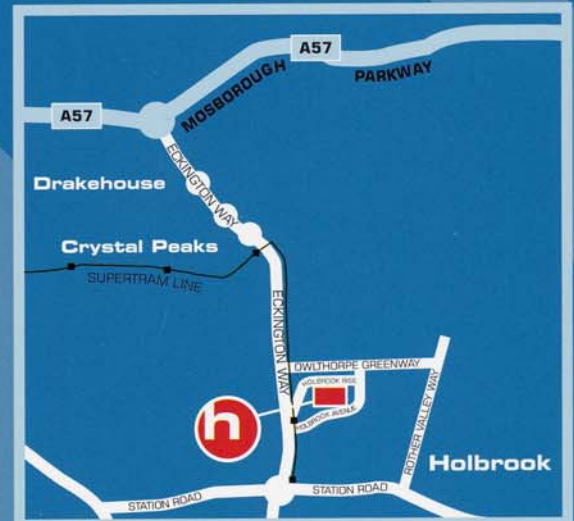
DESCRIPTION

UNIT 3

- Two roller shutter doors
- 6.0m eaves height
- 750 sq ft of offices with suspended ceilings and fully carpeted
- Self contained yard and 21 car parking spaces
- Disabled toilet
- Shower
- Bicycle Shelter
- 37.5KN/m² floor loading
- Divisible in half for future flexibility

UNITS 4 - 11

- Roller shutter doors
- Personnel door
- Units 4,5 & 11 have fully fitted offices
- Disabled toilet
- Heating, lighting & power
- 17 shared parking spaces
- Bicycle Shelter



TENURE

All Units are available by way of new leases for terms to be agreed. Unit 3 is also available for sale. Full details are available from the agents.



This Project is Part-Financed by the European Union

European Regional Development Fund



Sheffield First
FOR INVESTMENT



Shepherd Developments
www.shepherddevelopments.com

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