



June 2007

High Quality Industrial Development

Holbrook Enterprise Centre, Holbrook Industrial Estate, Sheffield

For Sale / To Let

- New high quality development
- Established Industrial Location
- Easy access to Junction 31 of the M1 Motorway

Contact – Rebecca Schofield

0114 272 9750

Knight Frank LLP, St Peter's House, Hartshead, Sheffield, S1 2EL
email: rebecca.schofield@knightfrank.com

Location

The subject premises are situated on the established Holbrook Industrial Estate, fronting on to New Street, close to its junction with Rother Valley Way.

Holbrook Industrial Estate is located 4 miles from Junction 31 of the M1 and 5 miles from Sheffield City Centre.

The Holbrook Industrial Estate is an established estate to the South East side of Sheffield, home to a number of well established occupiers including Direct Cars and PCT Holdings.

Description

The proposed development will provide a secure court yard development set within a landscaped environment. The development will comprise a number of steel portal framed industrial units with steel cladding and brick work elevations.

Internally, the accommodation will be finished to a shell specification with a single access WC. The premises will benefit from three phase power supply and gas supply to the building.

Accommodation

The proposed development provides units from 3,000 sq ft, although individual occupier requirements can be accommodated on a design and build basis up to 100,000 sq ft.

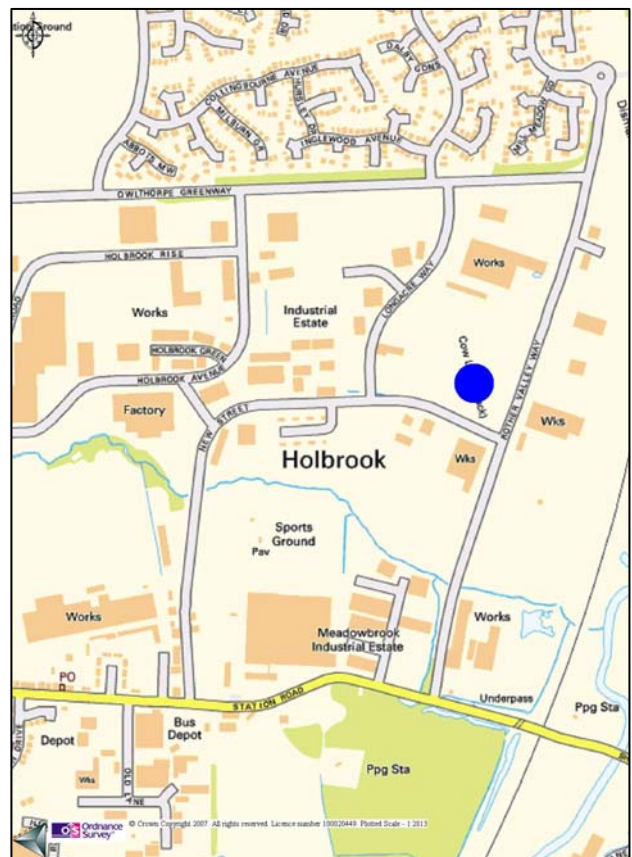
Tenure

The premises will be available to let by way of a new full repairing and insuring lease. Alternatively, the accommodation will be available for sale by way of a long leasehold interest.

Further Information

Please contact Knight Frank LLP.

Rebecca Schofield 0114 2729 750



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