

Preliminary Details



Unique Opportunity for Occupiers, Investors & Developers

Rother Valley Way, Holbrook Industrial Estate

To Let / For Sale

- Headquarters style complex with expansion capability
- Comprising approximately 6831 sq m (73,531 sq ft) Including Warehouse, Workshops, Offices and Storage Space
- Site area of approximately 8.386 acres
- Popular commercial location towards the South East of Sheffield
- Immediately available local labour pool
- Good access to the national road network

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Location

The building occupies a prominent position on the corner of Rother Valley Way and Owlthorpe Greenway on the Holbrook Industrial Estate. The industrial estate is located approximately 4 miles from Junction 31 of the M1 and 5 miles from Sheffield City Centre.

The Holbrook Industrial Estate has seen an increased level of commercial activity over the last 2 – 3 years with all the available land now being taken up by either occupiers or developers.

The South East area of Sheffield is one of the fastest growing residential and commercial areas of the city. It provides easy and convenient access to the City Centre along the A57 Mosborough Parkway and through to Junction 31 of the M1 Motorway. Public transport is also excellent with a significant amount of bus routes and the Supertram being only a matter of minutes from the building on Eckington Way.

Description

The property is a modern industrial and office facility built in 1989 and subsequently extended. The main production/warehouse area has an eaves height of 6.7m with loading access at the front and the rear. There is an attached office block which is situated towards the front of the site. Externally there is a significant amount of yard area and also there is a large area to the Rother Valley/Owlthorpe Greenway corner of the site, which has been covered in hardstanding for extra car parking.

Accommodation

From the information provided we understand that the property comprises the following:-

	Sq M	Sq Ft
Warehouse	5,132	55,500
Storage	1,107	11,291
Office	650	7,000
Total	6,831	73,531

Site area of approximately 8.386 acres

Availability

The property is available for sale freehold or to rent by way of a new lease. Further details available from the retained agents.

Costs

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



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Rother Valley Way, Holbrook Industrial Estate, Sheffield



