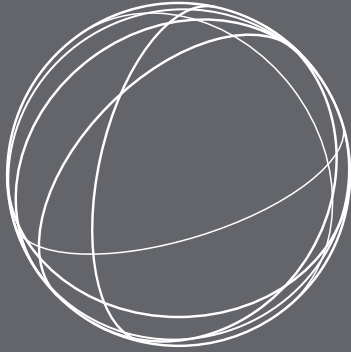


INDUSTRIAL/TRADE UNITS TO LET

5,000 – 15,000 sq ft

MANAGED BY

Langtree



MEADOWBROOK PARK TRADING ESTATE

Sheffield, South Yorkshire S20 3PJ

RECENTLY REFURBISHED



- | Established industrial & trade location
- | Dedicated car parking
- | 5.6+m eaves height
- | Located close to Crystal Peaks
- | J31 M1

THE SITE

Meadowbrook Park Trading Estate comprises 14 industrial units ranging in size from 5,000 to 15,000 sq ft, arranged as five terraces.

Local occupiers include Travis Perkins, Howdens, Screwfix, Spinks and Wolseley.

The units have recently been extensively refurbished.

THE DETAILS

- Internal offices
- Well proportioned shared yards/car parks
- Steel portal construction
- Min 5.6m eaves
- Full height loading access
- Connection to all mains services

TERMS

The units are available by way of a new full repairing and insuring lease.

ENERGY PERFORMANCE CERTIFICATES

The EPC ratings are:

Unit 10 - C60

Unit 11 - C60

Unit 12 - C62

VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

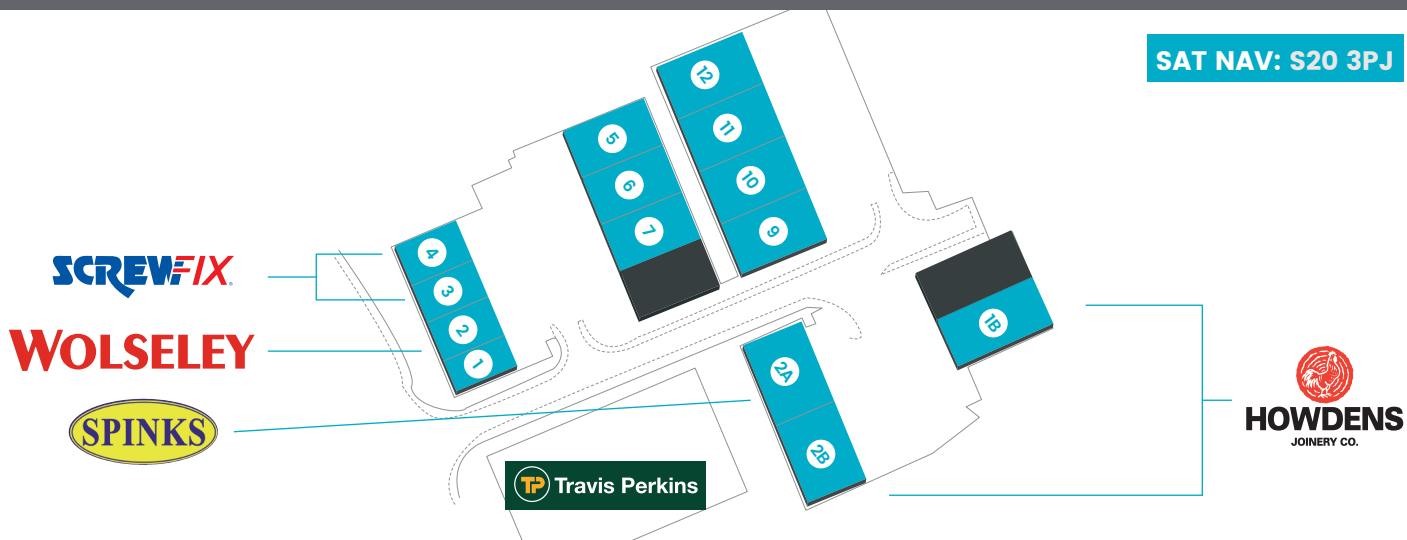
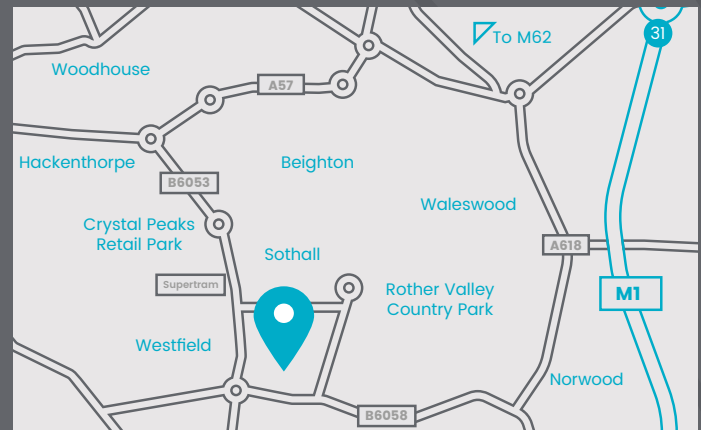
THE LOCATION

The estate is located in a well established and popular industrial location directly accessed off Station Road (B6058), approximately 5 miles to the south east of Sheffield centre. It is within easy reach of the M1 motorway via junction 31 to the north and junction 30 to the south.

SCHEDULE OF AVAILABILITY

UNIT	10	11	12
SQ FT	4,971	5,002	5,071

Measured on a GIA.



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www.langtreepp.co.uk/properties/meadowbrook-park-trading-estate/

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **October 2018.**

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MANAGED BY

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