



# Unit 1, Flockton Park

Holbrook Industrial Estate, Sheffield, South Yorkshire, S20 3FF

Property Type	Industrial
Tenure	To Let
Size	7,985 sq ft
Rent	£36,000 per annum

## Key Points.

- Modern detached light industrial unit with secure yard located on popular industrial estate.
- Excellent office content.
- Ideal for a variety of uses.

## Location

Flockton Park is situated to the eastern side of Holbrook Avenue, approximately 200 yards away from the junction with Owlthorpe Greenway which leads to Penistone Way (B6053), the main link road from Sheffield's outer ring road to Mosborough Industrial Estate. Mosborough is situated approximately eight miles south east of Sheffield City Centre and affords good access to Junctions 30 and 31 of the M1 Motorway, both of which are approximately five miles to the east.

## Description

The property comprises a detached light industrial unit of steel portal frame with brick and block lower walls and profile metal cladding to an eaves height of 4.9 m. The property is surmounted by an open span profile clad roof with part translucent panels.

The unit benefits from electrically operated up and over commercial vehicle access door with the workshop area benefitting from a gas fired blower heater, sodium lighting and strip lighting. Within the office is an attractive entrance with kitchen, breakout room, amenity block and ground floor workroom with first floor meeting room and 'L' shaped office above.

Externally the property benefits from its own secure yard with ample vehicular parking.

## Accommodation

	sq ft	sq m
Industrial Unit	6,758	627.83
First Floor Offices	1,227	113.96

In summary, the property provides a total area of 7,985 sq ft (741.8 sq m).

## Rateable Value

The current Rateable Value is £33,250.

## Legal Terms

The property is available by way of a new full repairing and insuring business lease with three yearly rental reviews.

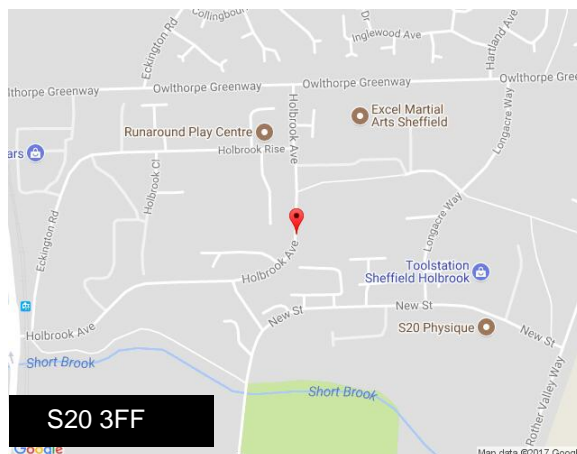
## Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs.

## VAT

VAT will be payable on the rental.

File - TWP002/006059



## Rent

£36,000 per annum

## Service Charge

A service charge will be levied for maintenance and repair of common parts and external areas.

## Energy Performance Rating

This property has been graded as 86 (D).

## Additional Info & Links

## Viewing & Further Information.

For further information or if you would like to arrange a viewing please contact our agents:



### George Thompson

t: 0114 244 9121

m: 07831 446313

e:

george.thompson@ferniegreaves.co.uk