

# INDUSTRIAL/TRADE UNITS TO LET

2,539 – 8,110 sq ft

MANAGED BY

Langtree



# MEADOWBROOK INDUSTRIAL ESTATE

Sheffield, South Yorkshire S20 3PJ  
UNDERGOING REFURBISHMENT



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



## THE SITE

Meadowbrook Industrial Estate comprises 14 industrial units ranging in size from 2,539 to 8,110 sq ft, arranged as five terraces.

Local occupiers include Travis Perkins, Howdens, Screwfix, Spinks and Plumb & Parts Center.

The site is currently under refurbishment with units 10, 11 & 12 available from May 2018.

## 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

EPCs are available on request.

## VAT

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

## THE LOCATION

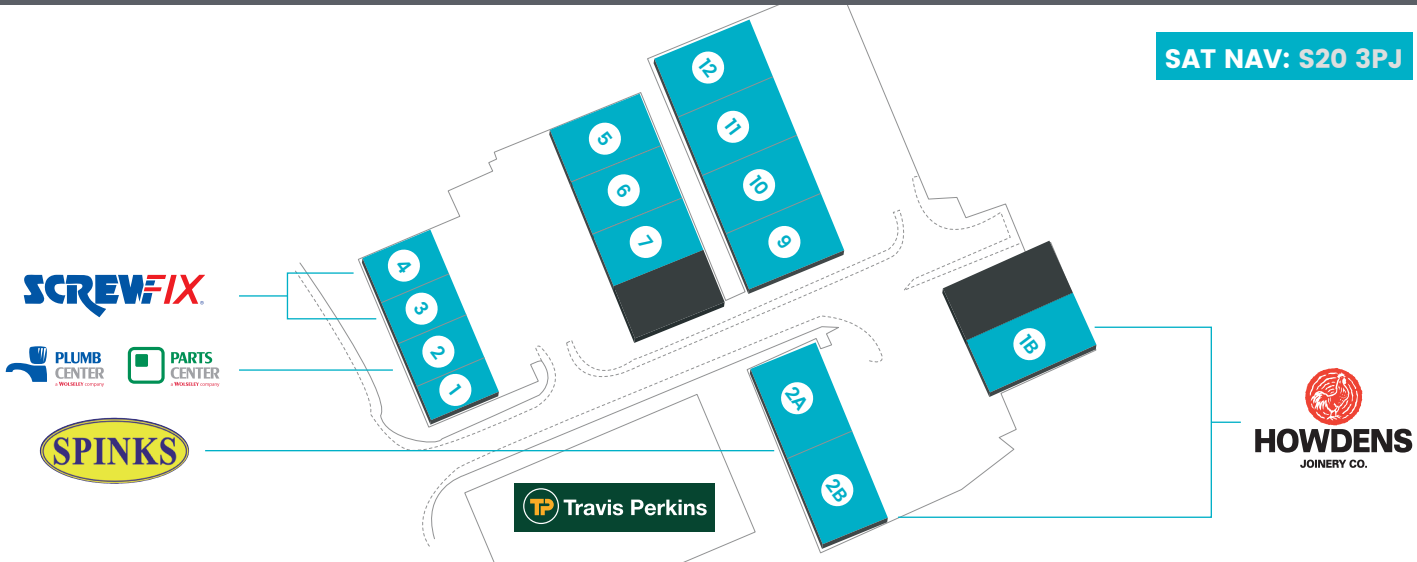
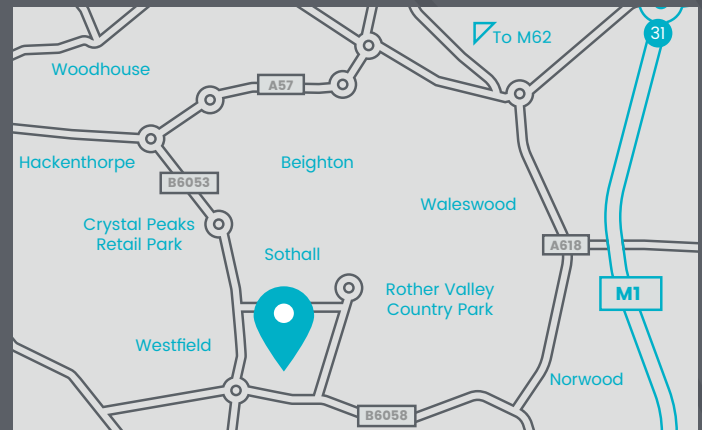
The estate is located in a well established and popular industrial location directly accessed off Station Road (B6058), approximately 5 miles to the south east of Sheffield centre. It is within easy reach of the M1 motorway via junction 31 to the north and junction 30 to the south.

## SCHEDULE OF ACCOMMODATION

UNIT	1	1B	2	2A	2B	3	4
SQ FT	2,559	5,014	2,552	5,817	5,053	2,539	2,836

UNIT	5	6 & 7	9	10	11	12
SQ FT	4,059	8,110	5,053	4,971	5,002	5,071

Measured on a GIA.



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[www.langtreepp.co.uk/properties/meadowbrook-industrial-estate](http://www.langtreepp.co.uk/properties/meadowbrook-industrial-estate)

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