

Property Consultants



For Sale/May Let

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

**Unit 4 Holbrook Enterprise Park, Enterprise Way,
Holbrook Industrial Estate, Holbrook, Sheffield S20 3GL**



- **Modern Industrial Unit**
- **Located on the Popular Holbrook Industrial Estate**
- **3,176 sq ft Gross Internal Area**
- **Available For Sale on Long Leasehold Basis**
- **Ideal for Owner Occupier/SIPP**
- **Alternatively New Lease Available**

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LOCATION

The unit is located on Holbrook Enterprise Park which is a modern development of 18 industrial units fronting onto New Street on the Holbrook industrial Estate.

This is an established industrial location and is well located for access to the M1 Motorway at Junction 31 and beyond and Sheffield City Centre is approximately 5 miles to the North East.

DESCRIPTION

The property is currently utilised for the storage. It is of steel frame construction with an insulated panelled ceiling with circa 10% roof lights. There is a full height roller shutter access (4.8m) along with a separate pedestrian entrance. The property benefits from a concrete floor, strip lighting, a WC and 5.5 metre eaves height. Externally, there is a yard area to the front which has 24 hours CCTV.

ACCOMMODATION (Approx gross internal areas)

Unit 4 Total	3,176 sq ft	295 sq m
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ENERGY PERFORMANCE CERTIFICATE

Unit 4 has a rating of 75 (Band C). A full EPC is available on request.

RATING ASSESSMENT

The 2017 Rating assessment is: -

Workshop & Premises	R.V	£13,250
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Some small business rates relief may be available, subject to status.



TENURE

The premises are held on a ground lease expiring 26th August 2134, i.e. 116 years unexpired at a nominal fixed ground rent.

We understand the estate service charge is currently around £800 per annum and buildings insurance a further £400 per annum.

SALE

Offers in the region of **£215,000**, subject to contract, are invited for the long leasehold interest with vacant possession on completion.

LEASE

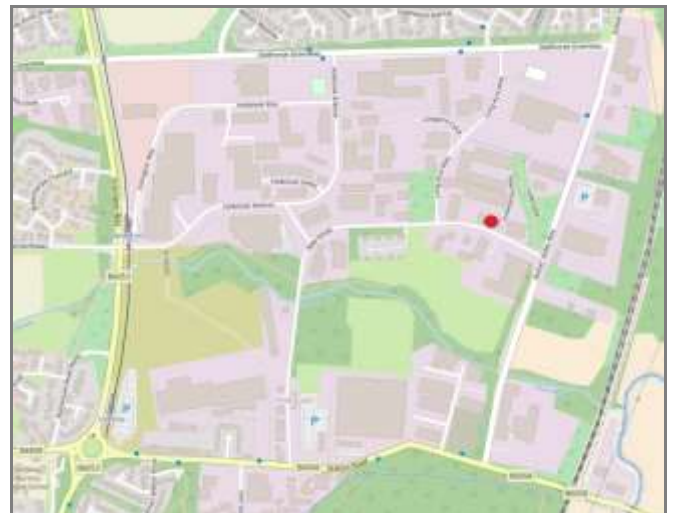
Alternatively, our clients may look at granting a new lease on the premises on terms to be agreed.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY
April 2018