

Sherburn Network Centre

Sherburn (NS) Sherburn LS25 6NS

Warehouse | 3,537 ft²



Security fencing and
CCTV



Three-phase power



Roller shutter



5 m eaves height



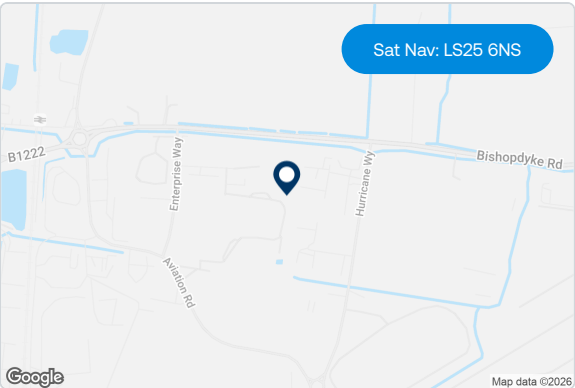
Ample parking



Separate pedestrian
entrance

Available to Let





Description

Units 1 and 5 Sherburn Network Centre high-quality, self-contained workspaces ideal for light industrial, workshop, office or storage use, featuring full-height roller shutter doors for vehicle access and loading, a separate personnel entrance, roof skylights for abundant natural light, staff welfare facilities and a kitchenette, with planning consent in place for Use Classes B1, B2 and B8.

Location

Sherburn Network Centre is situated in the established Sherburn Industrial Estate, with strong motorway links approximately 5 miles to Junction 42 of the A1(M). Sherburn is positioned within close proximity to major cities such as Leeds, Manchester and Doncaster.

Further information

EPC	Rent	Terms	Legal costs
Unit 1: C, Unit 5: C,	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Charles Chilufya
Mileway
yorkshire@mileway.com
0113 8683776

Elliot Bloodworth
Lambert Smith Hampton
EBloodworth@lsh.co.uk
07597 019 265

Hazel Cooper
Carter Towler
hazelcooper@cartertowler.co.uk
07811 234627

Matt Jackson
Lambert Smith Hampton
mjackson@lsh.co.uk
07514 733870

Hannah Brumpton
Carter Towler
hannahbrumpton@cartertowler.co.uk
07534126236



Accommodation:

Accommodation Schedule

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	3,537	Immediately	3,125
Unit 5	Warehouse	3,537	Immediately	3,125
Total		7,074		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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