

# NorthCap

## TO LET

25,769 SQ FT (2,394.02 SQ M)  
Industrial/Warehouse Unit

## Holbrook Rise

Holbrook | Sheffield | S20 3FG

[///will.jolly.deal](http://will.jolly.deal)

[www.northcap.co.uk](http://www.northcap.co.uk)







# TO LET

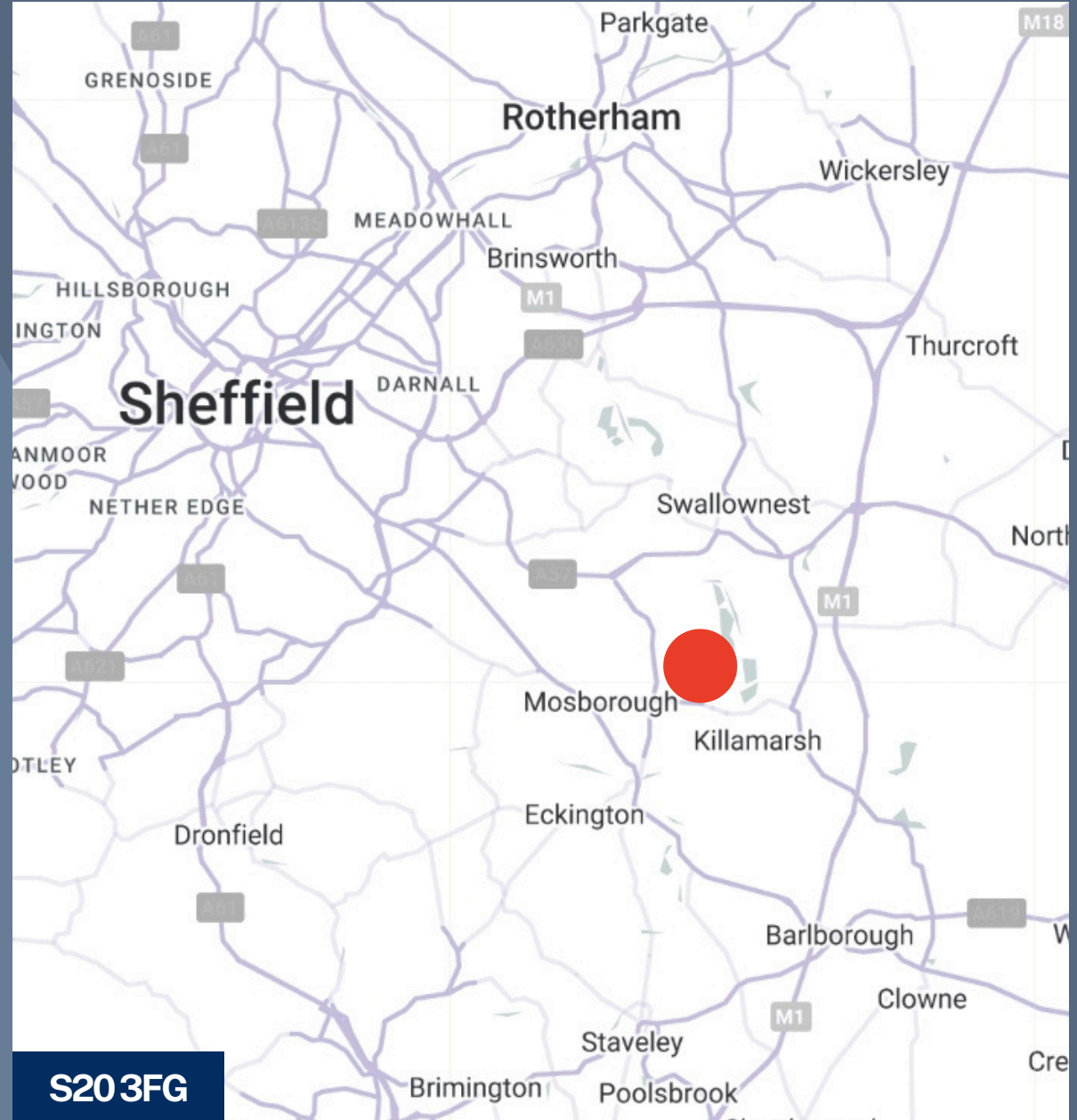
## Industrial/Warehouse Unit

- ▶ **Established Industrial Location**
- ▶ **Good access to M1 and Sheffield City Centre**
- ▶ **Detached Industrial/Warehouse Unit**
- ▶ **Recently surfaced tarmac yard area**
- ▶ **Solar PV to benefit tenant**
- ▶ **Secure Yard Area**
- ▶ **2 ground level loading doors**
- ▶ **1 dock level loading door**
- ▶ **LED Lighting**
- ▶ **Available Q4 2025**



The property is located on Holbrook Rise on Holbrooke Industrial Estate. This is an established industrial estate located approx. 6 miles south east of Sheffield City Centre.

Sheffield City Centre is accessed via the A57. The motorway can be accessed via either J31 or J30 of the M1. Local occupiers on Holbrook Industrial Estate include Stokes Tiles, Toolstation, Carrs Silver and Arnold Laver.





## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	10,379	964.23
Mezzanine	1,811	168.25
Warehouse	10,148	942.86
Mezzanine	1,042	96.73
External Storage	2,389	221.95
<b>TOTAL</b>	<b>25,769</b>	<b>2,394.02</b>



The subject property comprises a detached industrial/warehouse unit benefitting from a large tarmac yard area. The property comprises a steel portal framed construction with integral ground floor office accommodation. The unit is arranged across two connected bays in a L shaped configuration, surrounding a centra yard area. On the ground floor, there is a staff canteen and welfare area along with office space. There is first floor mezzanine storage in both bays.

There is a secure external storage unit to the rear of the property. The yard is tarmac and provides access to 2 ground level loading doors and 1 fixed dock level loading door. There is solar PV system on the roof which is to benefit the tenant occupational costs.



Eaves height from  
6.6m



Separate staff and  
visitors car park



Gated access



Solid concrete floors



3 phase  
power supply



LED Lighting



## TERMS

The property is available on new lease terms to be agreed. Quoting £150,000 per annum.

## ANTI-MONEY LAUNDERING

To complete with AML regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## EPC

Available upon request.

## CONTACT



**Max Pickering**

E: [mp@northcap.co.uk](mailto:mp@northcap.co.uk)

M: 07835 059363

Or our joint agent, Knight Frank:  
Harry Orwin-Allen  
[harry.orwin-allen@knightfrank.com](mailto:harry.orwin-allen@knightfrank.com)  
0114 272 9750

**NorthCap**

**0114 303 7250**  
[www.northcap.co.uk](http://www.northcap.co.uk)

MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025