



NorthCap

TO LET

4,061 - 5,046 SQ FT

Modern Industrial Units

Meadowbrook Park Trading Estate

Station Road | Sheffield | S20 3PJ

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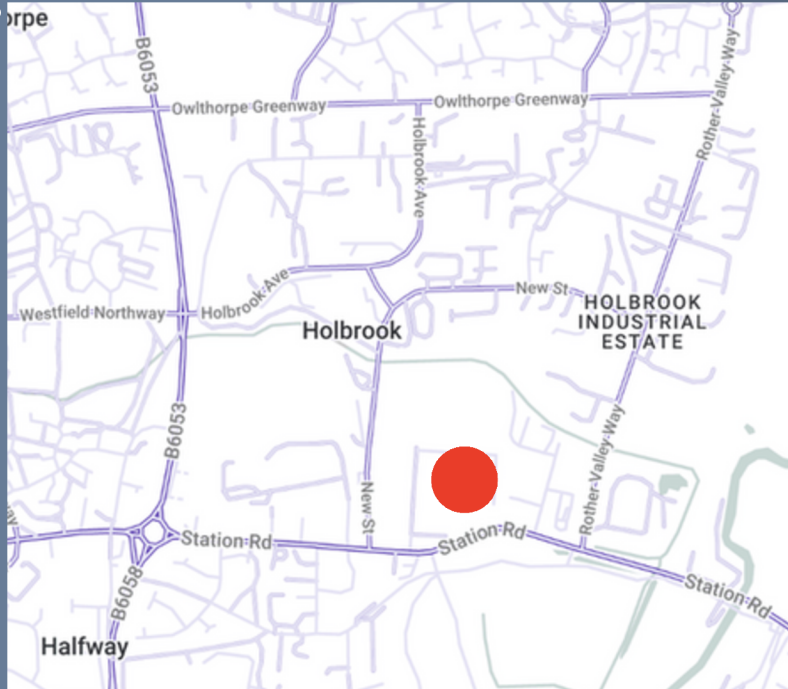
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TO LET

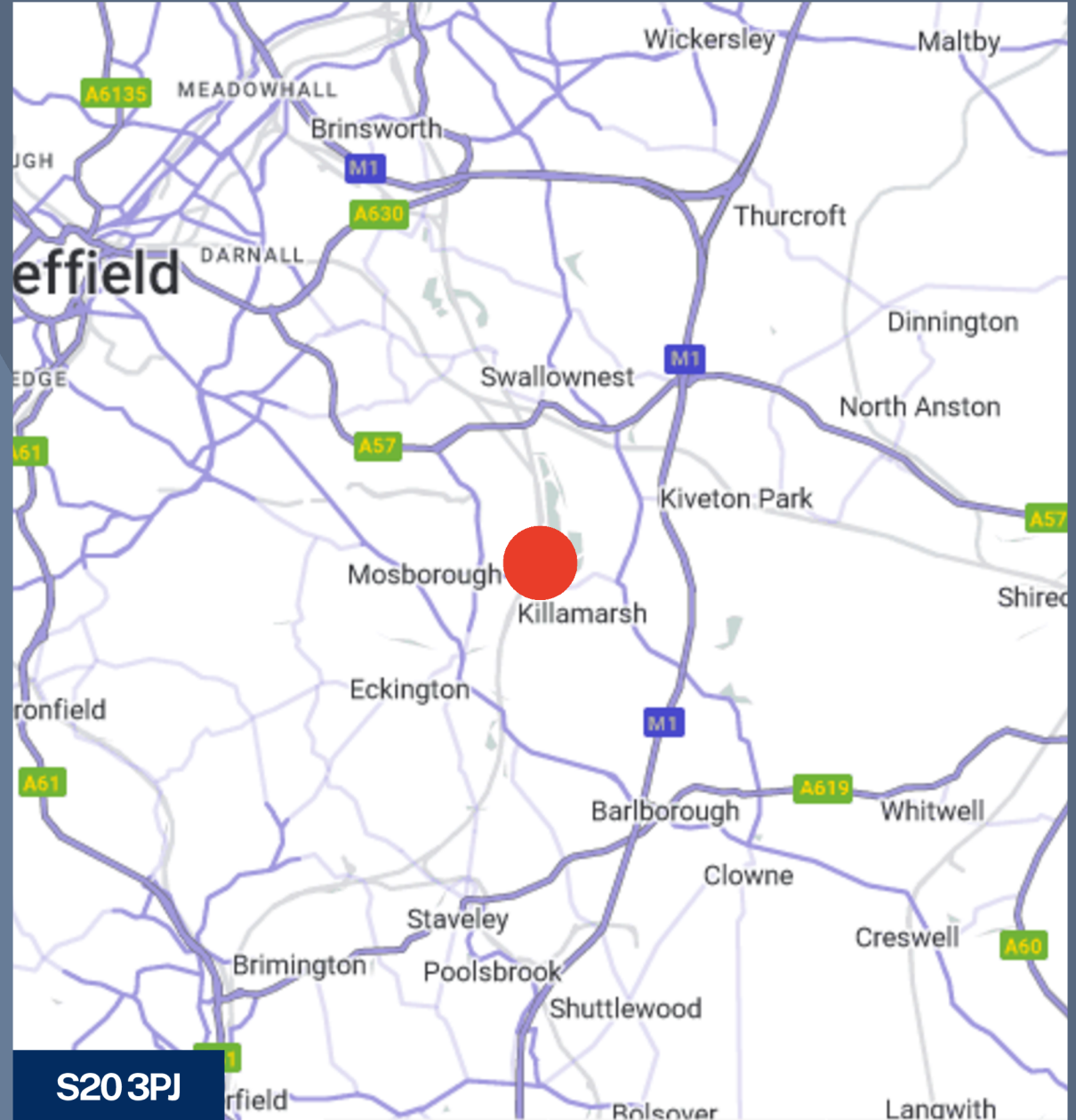
Modern Industrial Units

- ▶ **Excellent Location close to M1 and Sheffield City Centre**
- ▶ **Terraced Modern Industrial/Trade Units**
- ▶ **Eaves height of 5.6m**
- ▶ **Integral ground floor offices**
- ▶ **Fully refurbished units**
- ▶ **Full height roller shutter access**
- ▶ **LED lighting**
- ▶ **Mezzanine storage above offices**
- ▶ **Shared car parking/yard area**
- ▶ **Available Immediately**



Located just off Station Road (B6058), the estate is approximately 5 miles southeast of Sheffield city centre and offers excellent transport links. It provides easy access to the M1 motorway via Junction 31 to the north and Junction 30 to the south, ensuring seamless connectivity for logistics and distribution.

Meadowbrook Park Trading Estate is an established industrial location with local occupiers including Travis Perkins, Howdens, Screwfix and Wolseley.



ACCOMMODATION

AREA	SQ FT	SQ M
Unit 5	4,061	377.27
Unit 10	5,046	468.78
TOTAL	9,107	846.05



Units 5 and 10 at Meadowbrook Park Trading Estate offer high-quality industrial space, featuring a minimum eaves height of 5.6m. The units have been fully refurbished to include LED lighting, full re-decoration, well presented ancillary office space with access to additional storage space above.

The units have 3-phase power supply, use of the common yard area, car parking, and an electric roller shutter door for easy access. The estate offers 24-hour access, making it suitable for a variety of industrial operations and ideal for a trade counter use.



Eaves height from
5.6m



Shared staff and
visitors car park



Roller Shutter
Loading Door



Solid concrete floors



3 phase
power supply



LED Lighting



TERMS

The property is available on new flexible lease terms to be agreed.

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.

Legal Costs

Each party will be responsible for their own legal costs.

CONTACT



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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. June 2025

