

# Woodhouse Mill Industrial Estate

Retford Road, Sheffield, S13 9WG

**MJB**  
Commercial Property



## TO LET

93 TO 1,957 SQ M  
(1,001.04 TO 21,064.97 SQ FT)

**£10.50 - £12.50 PER SQ FT**

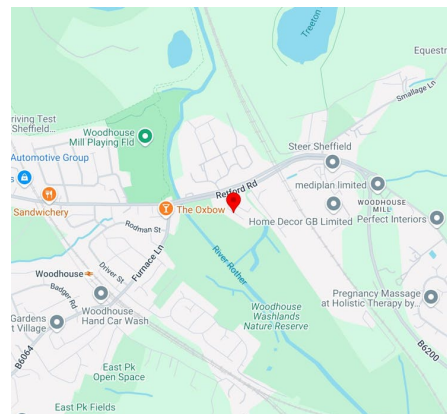
A new development comprising a terrace of new build industrial / business units, suitable for a variety of trade counter/industrial uses.

- 8.5 metre eaves
- 3 phase power
- Roller shutter doors
- WC facilities
- Provision for additional mezzanine accommodation
- Parking & HGV turning circle

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

# Woodhouse Mill Industrial Estate

Retford Road, Sheffield, S13 9WG



## Summary

|                |  |
|----------------|--|
| Available Size | 93 to 1,957 sq m / 1,001.04 to 21,064.97 sq ft                             |
| Rent           | £10.50 - £12.50 per sq ft  |
| EPC            | EPC exempt - Currently being constructed or undergoing major refurbishment |

## Location

Woodhouse Mill Industrial Estate occupies a prime location to the east of Sheffield, with excellent access from M1 Junctions 31 (3.5 miles east) and 33 (4.5 miles north). The site is well situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation District (AMID) and is approximately 3 miles from the Advanced Manufacturing Park (AMP) at Waverley.

## Description

The development is to comprise a terrace of new build industrial units providing flexible trade counter/industrial accommodation. Each unit will be self contained with the benefit of a large shared yard and parking.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft            | sq m         | Availability |
|--------------|------------------|--------------|--------------|
| Unit - 11    | 2,927.78         | 272          | Available    |
| Unit - 12    | 2,529.52         | 235          | Available    |
| Unit - 13    | 2,400.35         | 223          | Available    |
| Unit - 14    | 1,001.04         | 93           | Available    |
| Unit - 15    | 3,401.40         | 316          | Available    |
| Unit - 16    | 2,185.07         | 203          | Available    |
| Unit - 17    | 1,054.86         | 98           | Available    |
| Unit - 18    | 1,054.86         | 98           | Available    |
| Unit - 19    | 1,194.79         | 111          | Available    |
| Unit - 20    | 1,194.79         | 111          | Available    |
| Unit - 21    | 2,120.49         | 197          | Available    |
| <b>Total</b> | <b>21,064.95</b> | <b>1,957</b> |              |

## Terms

The units are available to let on new Full Repairing and Insuring leases on terms to be agreed.

## Service Charge

A service charge will be payable for the overall maintenance of the common areas of the estate.

## Business Rates

The units will be assessed for Business Rates upon completion of the development. Further details can be obtained from the retained agents.

## Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Viewings

Strictly by appointment with the joint agents.



### Matthew Barnsdale

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### Mr Francois Neyerlin (SMC Brownill Vickers)

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Existing units switches,lighting, electrical boards and emergency detection and so on to be up-graded to current standards. Lighting layout to be discussed and agreed with builder and client.



Revision - Date **19/02/2023** Drawn By **AMA**  
Comments **FIRST ISSUE**

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client**HATIRA HOLDINGS LTD**

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project

**WOODHOUSE MILL INDUSTRIAL ESTATE,  
RET福德 ROAD, ROTHERHAM, S13 9WG**

| title |
|-------|
|-------|

**SALES**

### PROPOSED - GROUND FLOOR PLAN

drawing no **A22-180/06-2** revision **A** Drawn By **AMA**  
scale **1:250 @ A1** date drawn **07/08/2025**