

Unit 3

Woodhouse Mill Industrial Estate, Retford Road, Woodhouse, S13 9WG

MJB
Commercial Property



TO LET

1,200 SQ FT
(111.48 SQ M)

£13,000 PER ANNUM

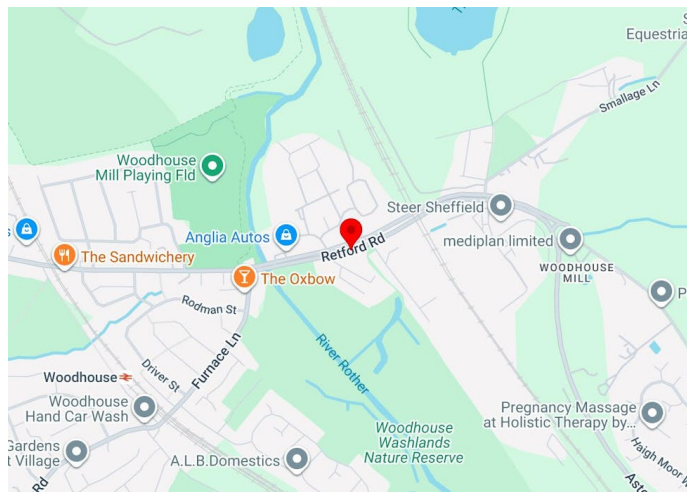
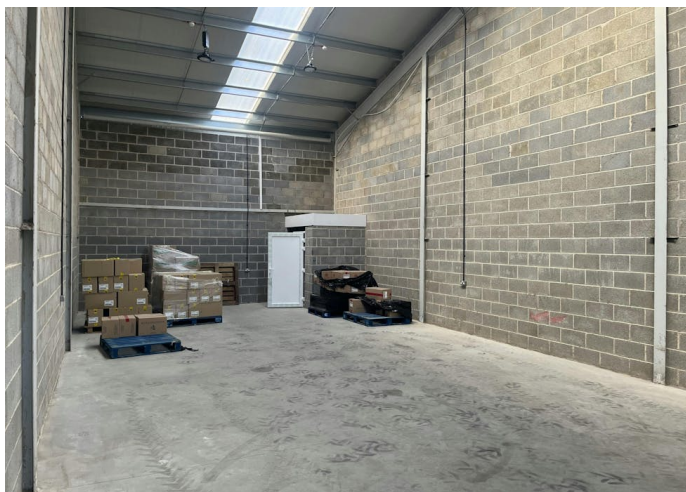
**New Industrial /
Warehouse / Trade
Counter Unit**

- Roller Shutter Door
- 3 Phase electric Supply
- WC
- Parking

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	1,200 sq ft / 111.48 sq m
Rent	£13,000 per annum
Rates Payable	£3,792.40 per annum Interested parties are advised to verify this information with the Local Authority and confirm the rates payable
EPC	B (49)

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

New industrial / warehouse / trade units providing open warehouse space with an eaves height of approximately 4.5m to 5m, roller shutter door, 3-phase electricity, and WC facilities. Parking and loading is available to the front.

Accommodation

The accommodation comprises the following gross internal floor areas:

Description	sq ft	sq m
Warehouse	1,200	111.48

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

VAT

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

Costs

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

Viewings

Strictly by appointment via the joint agents



Matthew Barnsdale

07736 791146

mbarnsdale@mjbcp.co.uk

Mr Francois Neyerlin (SMC Brownill Vickers)

0114 2812183 | 07886 584520

francois.neyerlin@smcbrownillvickers.com

Contractors must verify all dimensions on site, prior to commencing works or preparing site drawings.

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	D	Date	09/04/2024	Drawn By	AMA
Comments	NEW 5M RADIUS KERB TO ENTRANCE				
Revision	C	Date	04/12/2023	Drawn By	AMA
Comments	CAFE /OFFICE REMOVED				
Revision	B	Date	19/11/2023	Drawn By	AMA
Comments	GENERAL UP-DATE				
Revision	A	Date	19/10/2023	Drawn By	AMA
Comments	PLANS AMENDED				
Revision	-	Date	19/02/2023	Drawn By	AMA
Comments	FIRST ISSUE				

SPACE studio

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client

HATIRA HOLDINGS LTD

project

WOODHOUSE MILL INDUSTRIAL ESTATE,
RETTFORD ROAD, ROTHERHAM, S13 9WG

title

PROPOSED SITE - GROUND FLOOR
PLAN 1 OF 2