

# NorthCap

## TO LET

3,546 SQ FT (329.43 SQ M)

Well Located Modern Industrial Unit - To Let

Unit 4 | 50 Rother Valley Way | Sheffield | S20 3RW

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RECEPTION



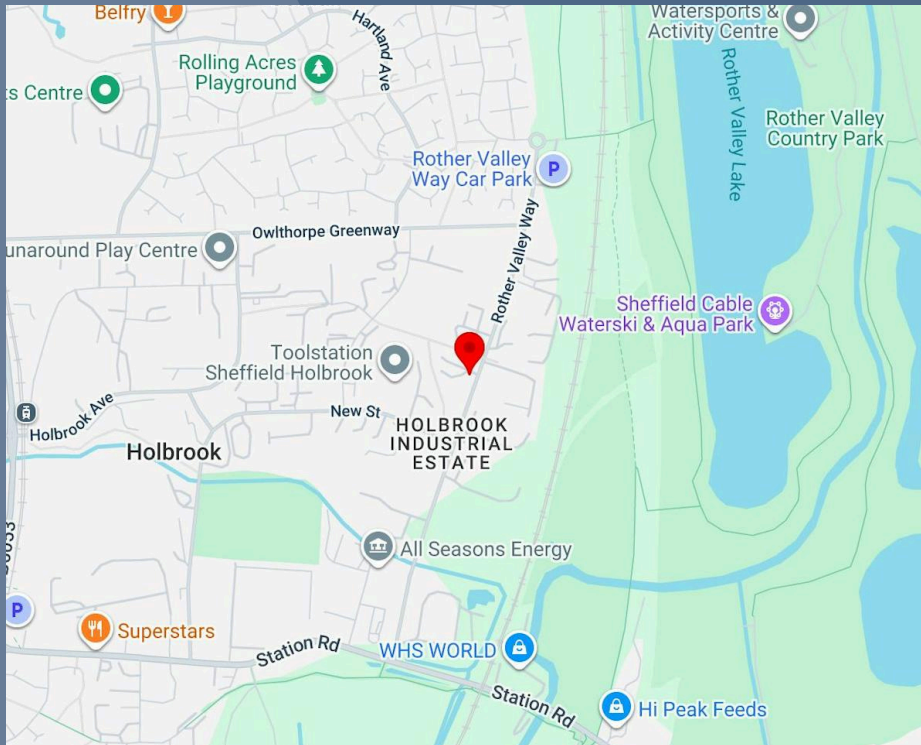


# TO LET

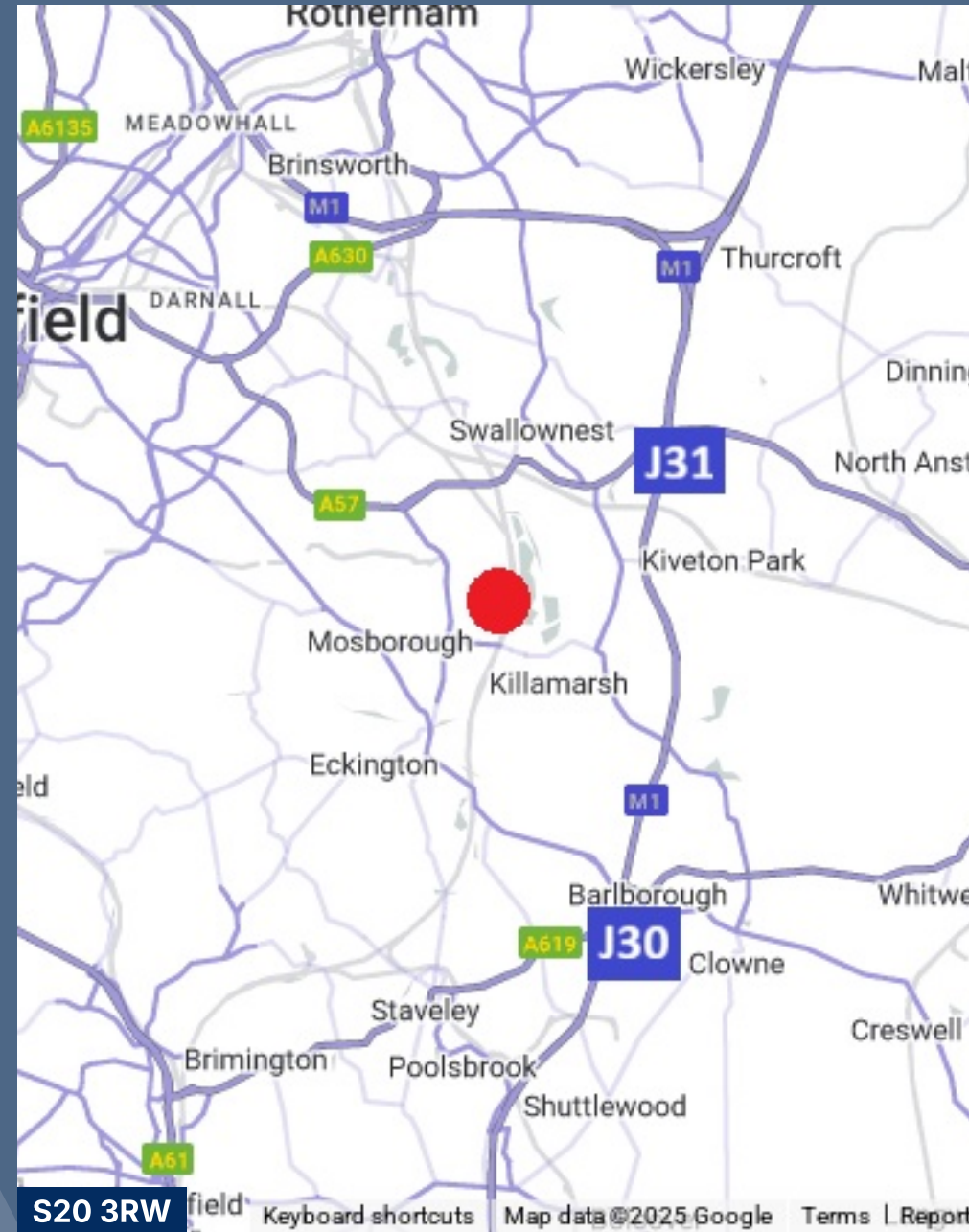
Well Located Modern Industrial Unit - To Let

- ▶ Established industrial estate location
- ▶ Located less than 5 miles from M1 motorway
- ▶ LED Lighting
- ▶ Full height sectional door
- ▶ Mezzanine storage area
- ▶ Refurbished ground floor office
- ▶ 5m eaves height
- ▶ Steel portal frame construction
- ▶ Translucent panel roof lights
- ▶ Available from June 2026

SUMMARY



Unit 4 is located at 50 Rother Valley Way, within the Holbrook Industrial Estate, Sheffield, S20 3RW. The estate lies to the south-east of Sheffield, in the Holbrook area. The site benefits from good road connectivity; Rother Valley Way links to the A57 (Mosborough Expressway), providing direct access to the M1 motorway (Junctions 31 and 33) meaning Sheffield and Chesterfield are within close proximity.



LOCATION

# ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - GF Warehouse	2,324	215.91	Available
Mezzanine - Mezzanine	1,222	113.53	Available
<b>TOTAL</b>	<b>3,546</b>	<b>329.44</b>	



DESCRIPTION

The subject property comprises a mid terraced industrial/workshop/distribution unit located within Holbrook Industrial Estate in Sheffield. The unit is of steel portal framed construction with brick and block work elevations, surmounted by steel profiled sheeting. The unit benefits from translucent panel roof lights.

Internally the unit benefits from a ground floor office and reception area underneath a steel mezzanine floor, providing additional storage/workspace. The warehouse consists of a polished concrete floor with LED lighting. The unit benefits from WC facilities to the rear of the unit and a kitchenette. The unit benefits from a 3 phase power supply.

The unit is available from June 2026.



Lighting



Power Cabling



Kitchenette



Male And Female WCs



Car Parking



Secure Yard



**EPC**

D (83)

**VAT**

Applicable

**BUSINESS RATES**

Rateable Value: £16,500

Rates Payable: £7,128 per annum

**RENT**

£27,500 per annum

**CONTACT**



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# GALLERY