

# Unit 2

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

Industrial / Warehouse /  
Trade Counter Unit

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

0114 282 3080  
[www.mjbcpc.co.uk](http://www.mjbcpc.co.uk)

# Unit 2

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



## 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 unit 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.

## 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 via the joint agents



**Matthew Barnsdale**

07736 791146

[mbarnsdale@mjbcp.co.uk](mailto:mbarnsdale@mjbcp.co.uk)

## Mr Francois Neyerlin (SMC Brownill Vickers)

0114 2812183 | 07886 584520

[francois.neyerlin@smcbrownillvickers.com](mailto:francois.neyerlin@smcbrownillvickers.com)