



Unit 6, Flockton Park, Holbrook Avenue, Holbrook Ind Est  
Sheffield S20 3FF

# Unit 6, Flockton Park, Holbrook Ave

Holbrook Industrial Estate, Sheffield S20 3FF



## Agreement

To Let



## Detail

Industrial



## Rent/Price

£46,000 pax



## Size

773.76 sq m (8,329 sq ft)



## Location

Sheffield S20 3FF



## Property ID

751.162251

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Surveyor

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## Property

The property comprises a detached steel portal frame light industrial unit with brick and block lower walls and profile metal cladding to an eaves height of 5.8 metres (19 feet) being surmounted by an open span pitched profile clad roof with part translucent panels. The unit benefits from electrically operated up and over commercial vehicle access door and within the workshop there is ground floor reception office with amenity area. On the first floor is open office/meeting room and W.C. accommodation. In addition there is a further mezzanine office area with 4 private offices.

Externally the property benefits from dedicated car parking immediately to the front of the building.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Industrial Unit – GIA incl GF Reception, Trade Counter, Front Office, WC and Kitchenette	543.44	5,850
FF Large Office	92.36	995
Mezzanine Area with 4 Private Offices	137.9	1,484
Total GIA	773.76	8,329

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service provided.

## Energy Performance Certificate

EPC C (75). A copy of the EPC is available on request.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield Council  
**Description:** Industrial and Premises  
**Rateable value:** £43,250  
**UBR:** 0.546  
**Period:** 2024–2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Rent

**£46,000 per annum exclusive**

## Service Charge

A Service Charge will be levied for the maintenance and repair of common parts and external areas.

## VAT

VAT will be payable on the rental and or any other payments detailed above.

## Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants.

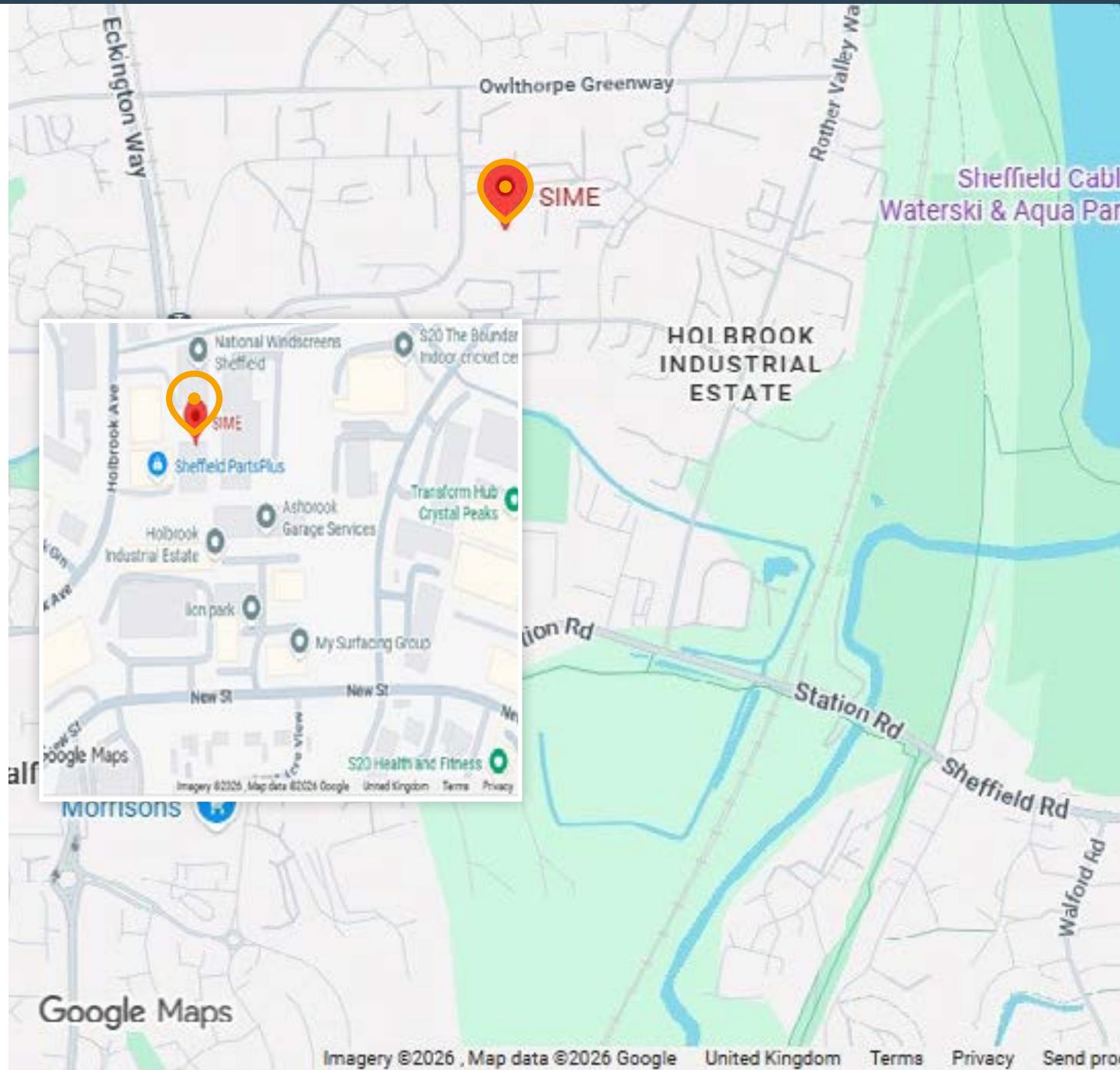
## Tenure

Leasehold.

The property is available on a new 3, 6 or 9 year fully repairing and insuring lease with provision for 3 yearly rental reviews.

## Location

Flockton Park is situated to the eastern side of Holbrook Avenue approximately 200 yards away from the junction with Owlthorpe Greenway which leads to Penistone Way (B6053) the main link road on to Sheffield's outer ring road to Mosborough Industrial Estate. Mosborough is situated approximately 8 miles south east of Sheffield City Centre and affords good access to Junction 30 and 31 of the M1 Motorway both of which are approximately 5 miles to the east. Flockton Park is a development of 6 light industrial units with neighbouring occupiers including TLA Trade Counter and Lookers Ford Parts Plus.





Google Maps

