



TO LET

Prime Industrial/Trade Units

Woodhouse Mill Industrial Estate, Rotherham S13 9WG



- Units available from 82sq m - 418sq m (882sq ft - 4,498sq ft)
- Prominent new trade counter/industrial estate located within close proximity of Sheffield, Rotherham and the M1
- To let on flexible lease terms
- Available September 2025
- Phase I fully let



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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.



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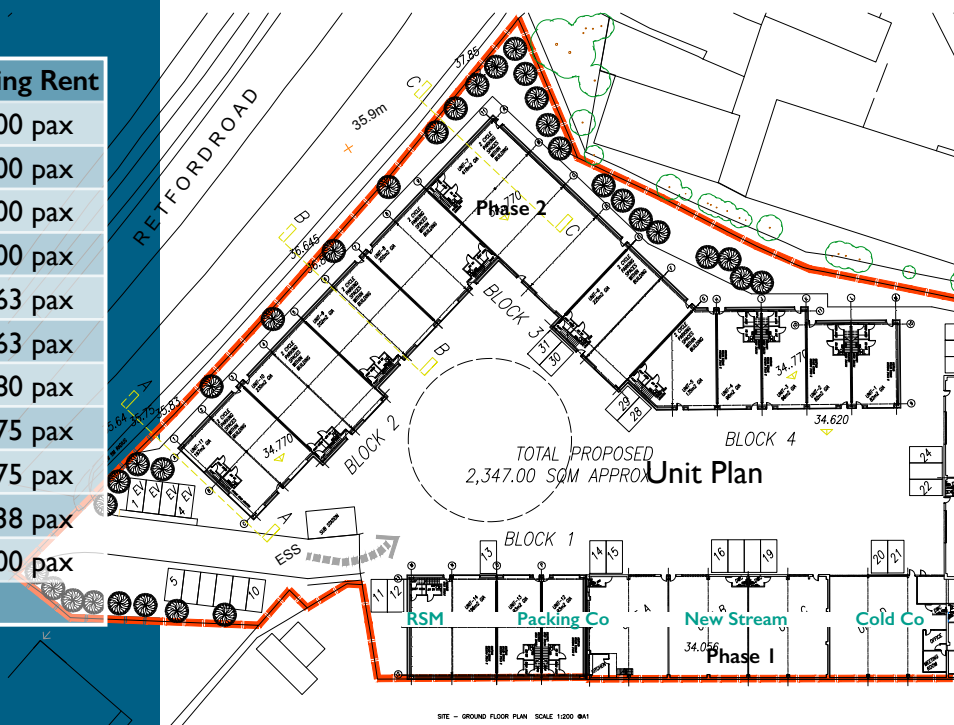
KEY FEATURES

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

ACCOMMODATION

The development comprises the following approximate gross internal floor areas;

Area (GIA)	Sq M	Sq FT	Quoting Rent
Unit 13	82	882	£12,000 pax
Unit 14	82	882	£12,000 pax
Unit 15	96	1033	£13,500 pax
Unit 16	96	1033	£13,500 pax
Unit 17	135	1453	£18,163 pax
Unit 18	225	2421	£30,263 pax
Unit 19	418	4498	£44,980 pax
Unit 20	202	2174	£27,175 pax
Unit 21	202	2174	£27,175 pax
Unit 22	230	2475	£30,938 pax
Unit 23	197	2120	£26,500 pax
Total	2015	21685	



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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.

EPC

An Energy Performance Certificate will be provided upon completion.

COSTS

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

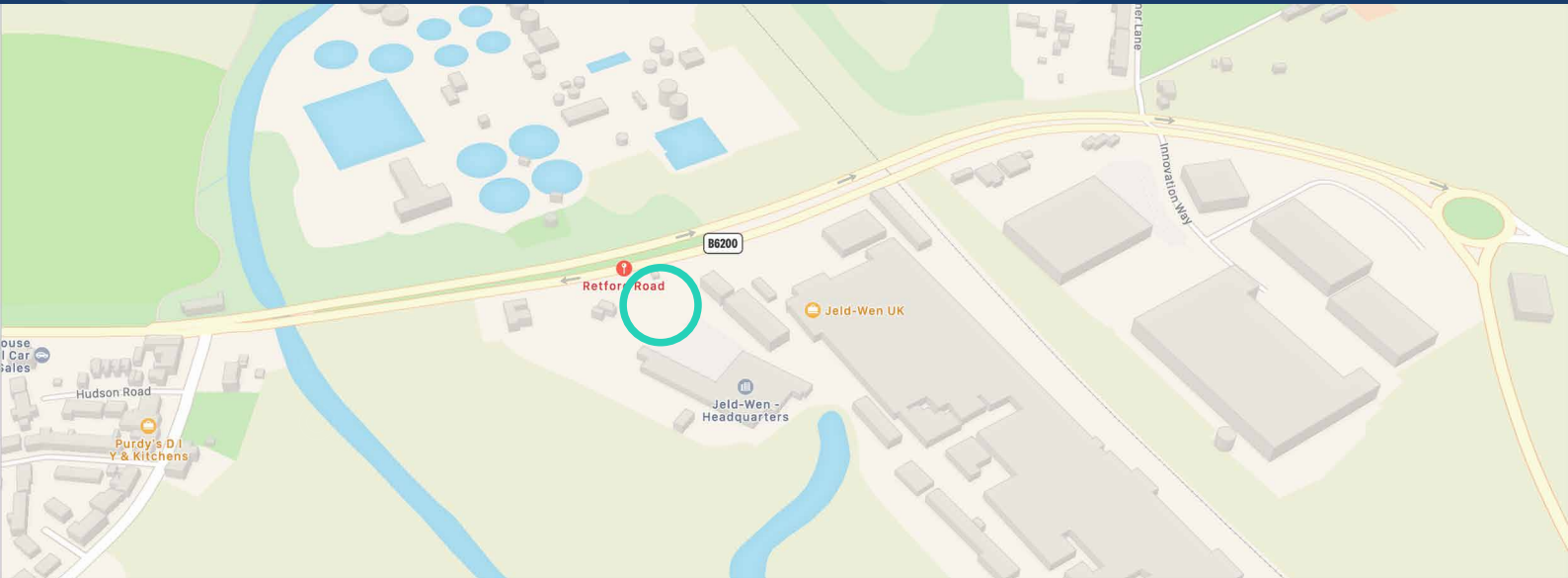
VAT

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

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VIEWING & FURTHER INFORMATION

For further information and appointments to view the premises please contact the joint agents:

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