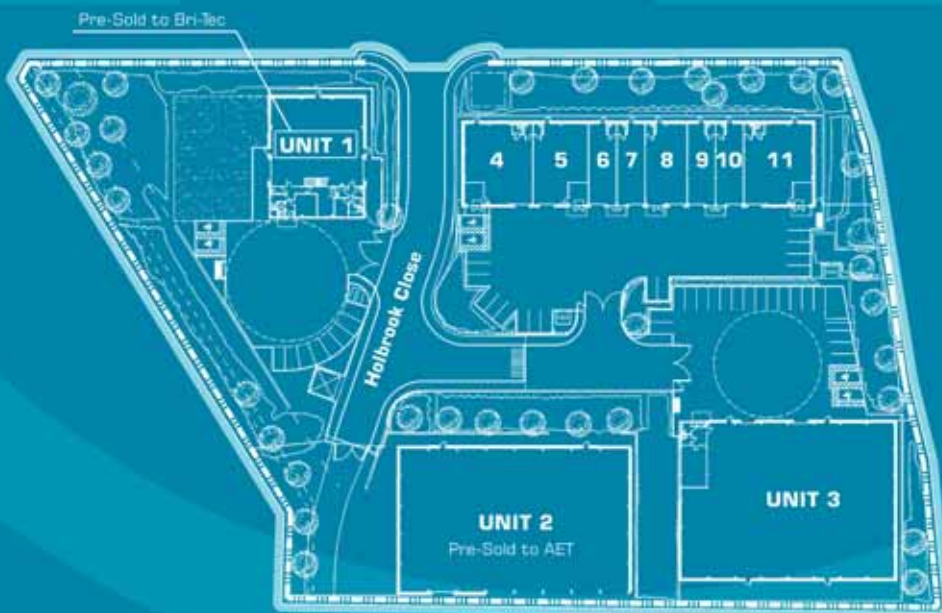




HOLBROOK COMMERCE SHEFFIELD PARK

FOR SALE / TO LET NEW PRODUCTION / WAREHOUSE UNITS
FROM 93 TO 1,394 SQ M (1,000 TO 15,000 SQ FT)



ACCOMMODATION SCHEDULE

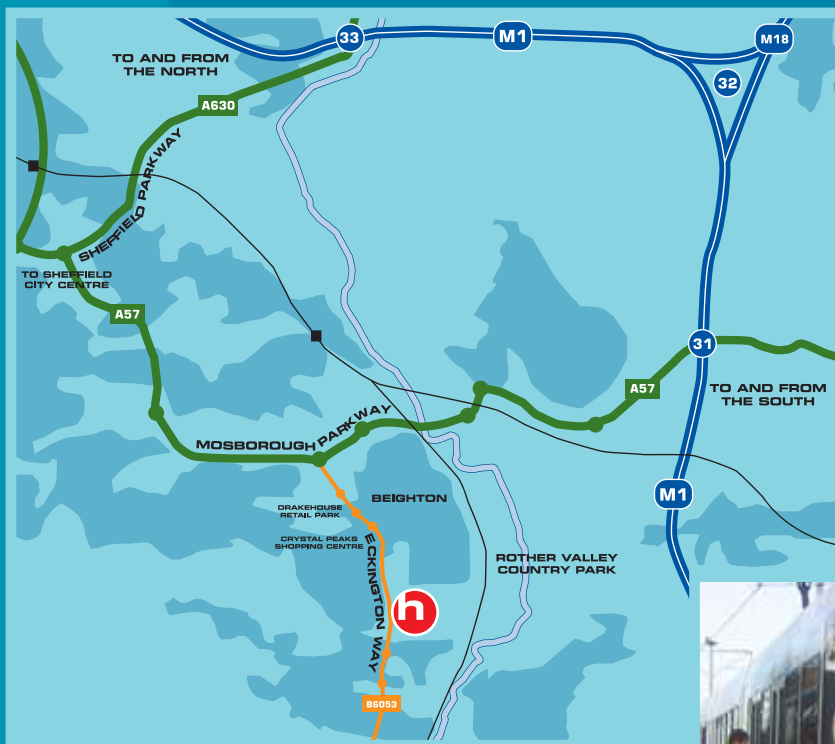
Unit	SQ FT.	SQ.M.
1	SOLD	-
2	SOLD	-
3	15,000	1,394
4	2,500	232
5	2,000	186
6	1,000	93
7	1,000	93
8	1,500	193
9	1,000	93
10	1,000	93
11	2,500	232

LOCATION



Holbrook Commerce Park is ideally located on the popular Holbrook Industrial Estate, approximately 8 miles South-East of Sheffield City Centre. It can be found off Holbrook Rise. There is easy access to the M1 - Junction 31 to the north, and 33 to the south.

The 'Westfield' SuperTram stop is approximately 300m from the site. Bus routes 121 and 123 travel on the nearby Owlthorpe Greenway. Retail and leisure facilities are close by at Crystal Peaks and Drakehouse.



TENURE

All Units are available by way of new leases for terms to be agreed. Unit 3 is also available for sale. Full details are available from the agents.

DESCRIPTION

UNIT 3

- Two roller shutter doors
- 6.0m eaves height
- 750 sq ft of offices with suspended ceilings and fully carpeted
- Self contained yard and 21 car parking spaces
- Disabled toilet
- Shower
- Bicycle Shelter
- 37.5KN/m² floor loading
- Divisible in half for future flexibility

UNITS 4 - 11

- Roller shutter doors
- Personnel door
- Units 4,5 & 11 have fully fitted offices
- Disabled toilet
- Heating, lighting & power
- 17 shared parking spaces
- Bicycle Shelter



This Project is Part-Financed by the European Union

European Regional Development Fund



Shepherd Developments
www.shepherddevelopments.com

Knight Frank
0114 272 9750
www.knightfrank.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991.

Knight Frank, on its behalf and for the sellers or lessors of this property whose agents they are, give note that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Knight Frank has any authority to make or give any representation or warranty whatever in relation to these properties. January 2006. Design & Production @ C2 Advertising Ltd / 0113 383 5332 / www.c2advertising.co.uk