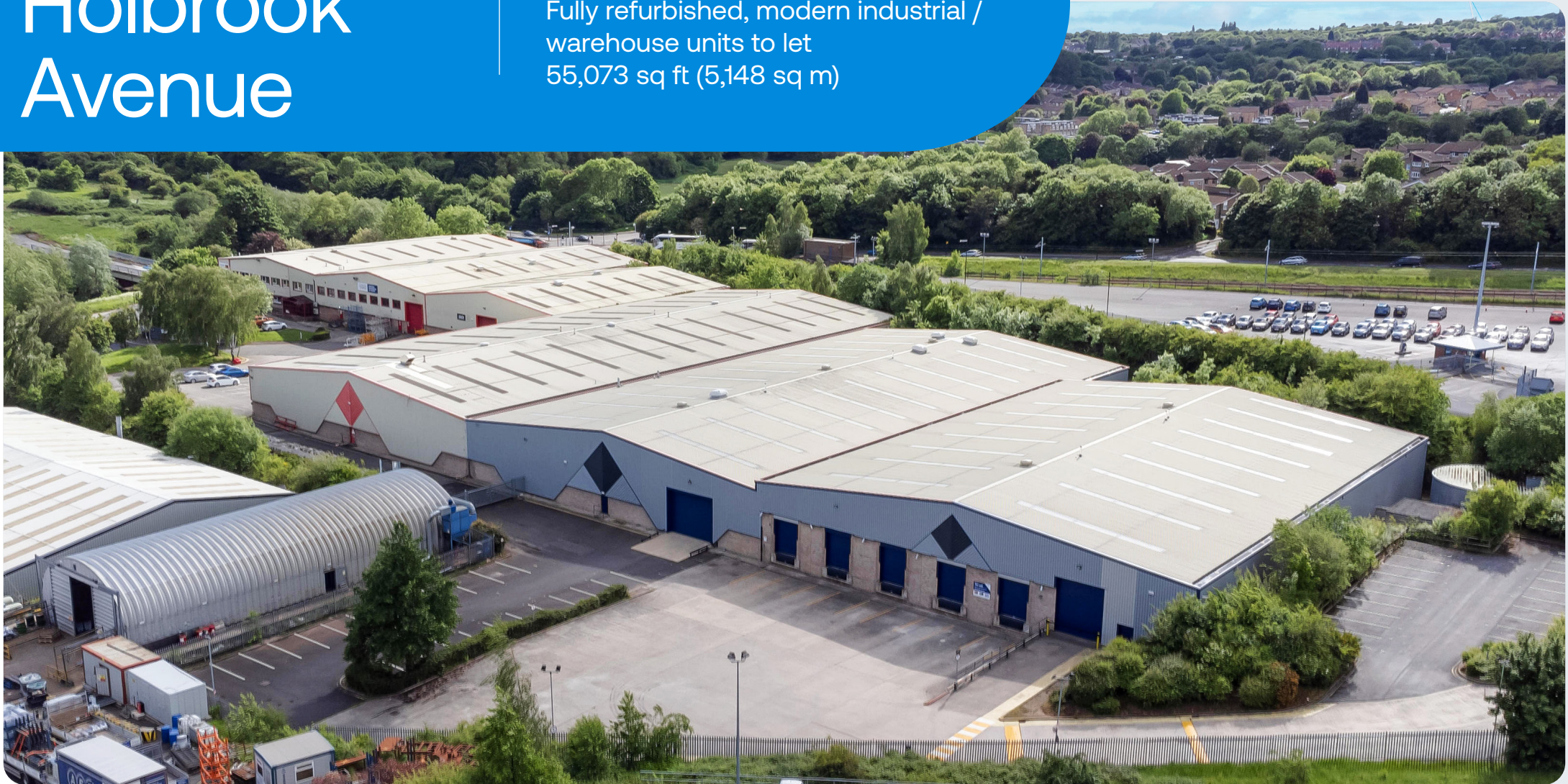


Units 5-6, Holbrook Avenue

Holbrook Industrial Estate,
Sheffield, S20 3FF

Fully refurbished, modern industrial /
warehouse units to let
55,073 sq ft (5,148 sq m)





Fully refurbished industrial / warehouse

Holbrook Avenue, forming part of the established Holbrook Industrial Estate, is available to let from August 2026.

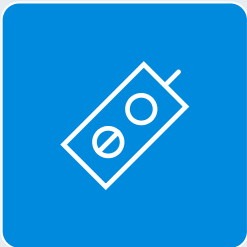
Unit 5-6 provides good quality industrial and warehouse space with 6m eaves, ground and dock level loading, LED lighting, warehouse, offices and WCs.

Externally the unit has a good sized secure yard with dedicated car parking.



Fully refurbished, modern industrial / warehouse units

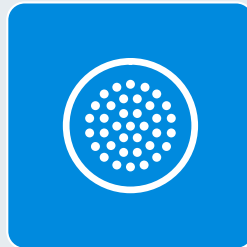
55,073 sq ft (5116.45 sq m)



Self-contained access



50 parking spaces



LED lighting



5 dock & 2 ground level loading doors



Secure site



Sheffield / 8 miles



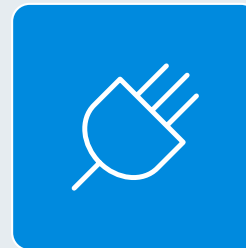
6 metre eaves



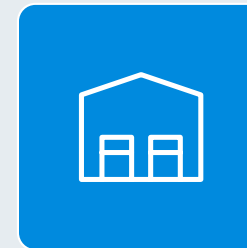
EPC C rating



Fully refurbished



Three phase power

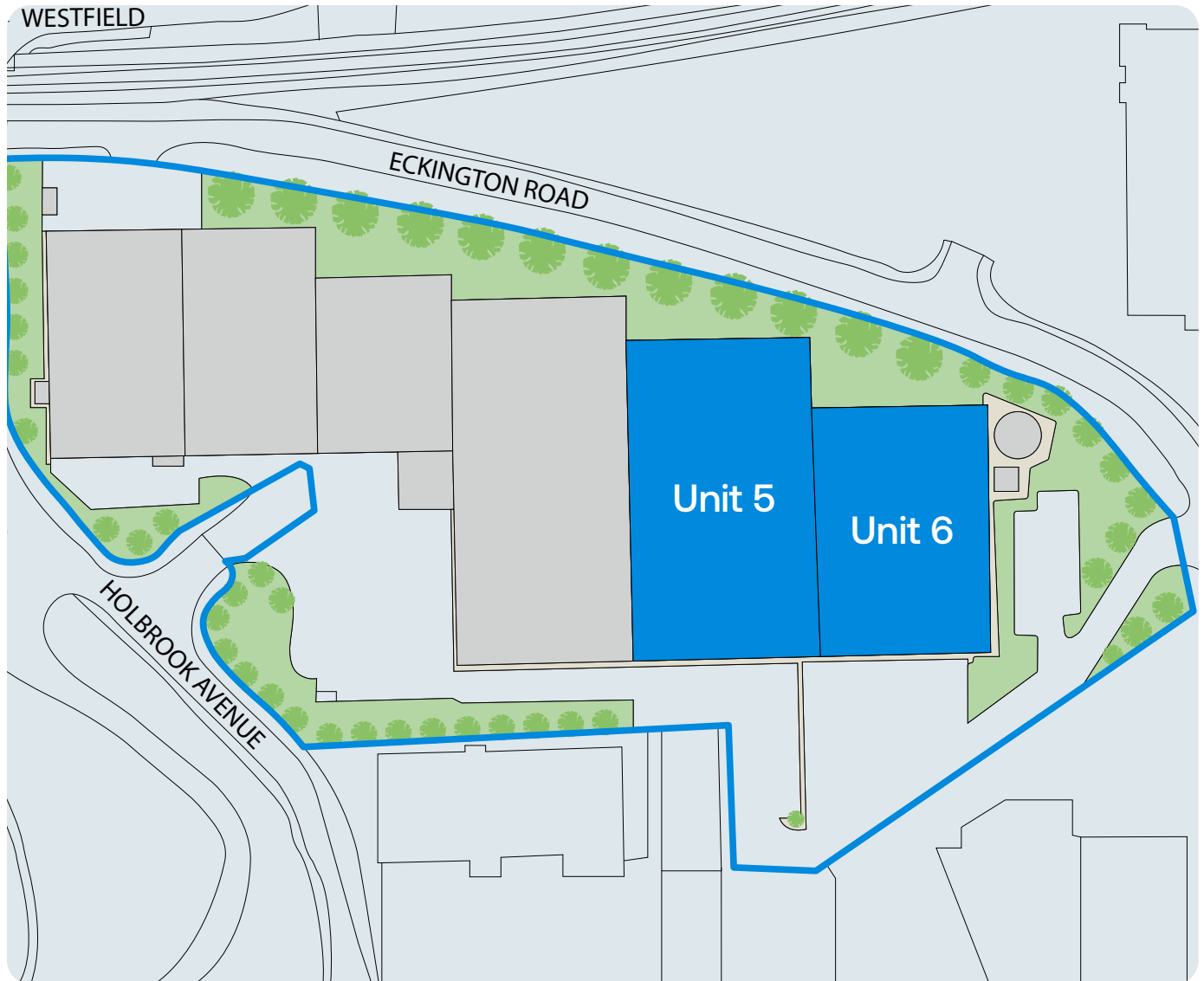


Electrically operated doors

Site plan & accommodation

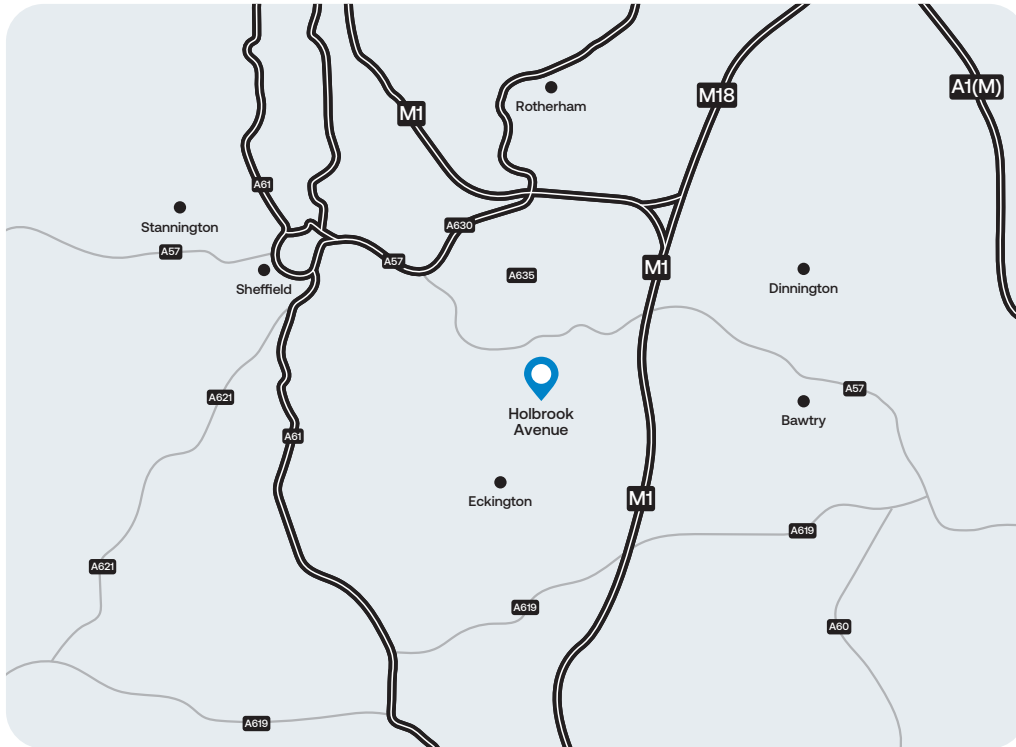


Unit	Type	Area (sq ft)	Availability
Unit 5 & 6	Warehouse	55,073	Immediately
Total		55,073	



[The Space](#)[Specification](#)[The Site](#)[Gallery](#)[Location](#)[Contact](#)

Location

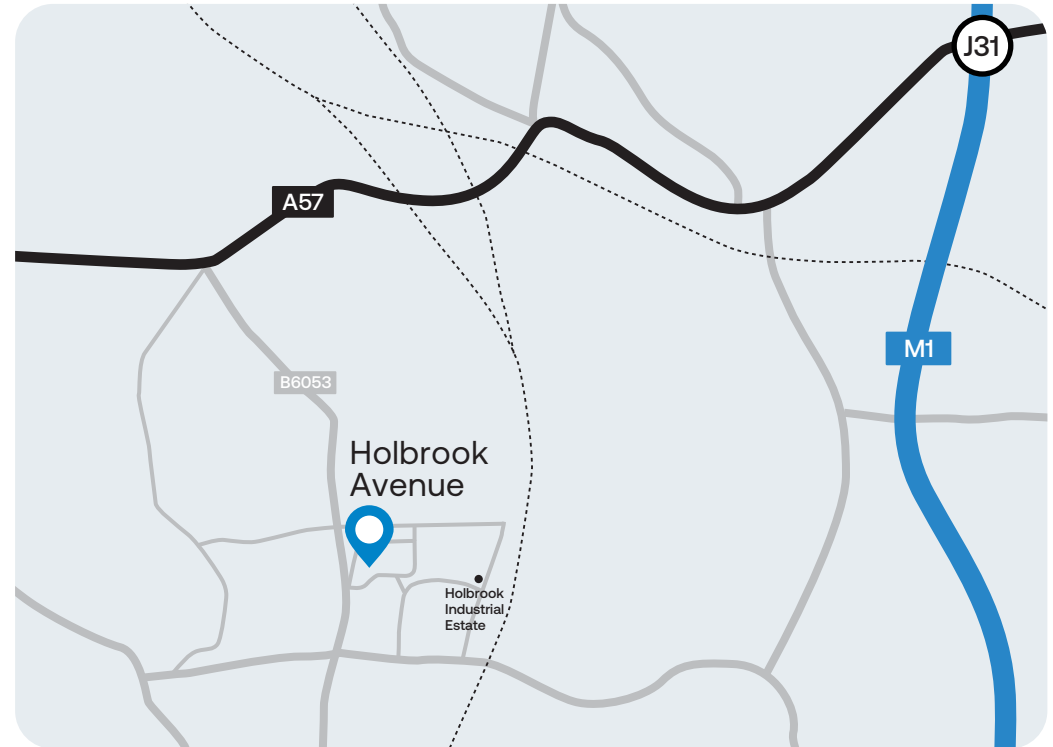


Situated in close proximity to the M1, M18, A1 (M) and M62 with links to regional cities of Sheffield, Manchester and Leeds - this location is appealing for customers who are seeking strong transport links and accessibility.



By Bus / Supertram

Holbrook Avenue also benefits from excellent bus routes in and around the city of Sheffield. With only a 2-minute walk from the Westfield Tram stop, and a short walk to Crystal Palace Interchange.



By Air

Manchester Airport (MAN) is about an hour's drive away and Doncaster Sheffield Airport (DSA) is approximately 24 miles away.



By Rail

Sheffield Supertram from Holbrook Avenue is only a 35-minute train ride into the city of Sheffield.

Travel times

Car drive times

1 hr

2 hrs

3 hrs

Destination	Time
London	12:00
Paris	13:00
Rome	14:00
Madrid	15:00
Barcelona	16:00
Amsterdam	17:00
Brussels	18:00
Frankfurt	19:00
Munich	20:00
Berlin	21:00
Vienna	22:00
Zurich	23:00
Geneva	24:00
Lyon	25:00
Marseille	26:00
Nice	27:00
Montpellier	28:00
Toulouse	29:00
Nantes	30:00
Bordeaux	31:00
Lille	32:00
Strasbourg	33:00
Colmar	34:00
Kehl	35:00
Basel	36:00
Basel-Stadt	37:00
Basel-Landschaft	38:00
Schaffhausen	39:00
Sankt Gallen	40:00
Appenzel A. u. S.	41:00
Uri	42:00
Schwyz	43:00
Unterwalden	44:00
Glarus	45:00
Basel-Stadt	46:00
Basel-Landschaft	47:00
Schaffhausen	48:00
Sankt Gallen	49:00
Appenzel A. u. S.	50:00
Uri	51:00
Schwyz	52:00
Unterwalden	53:00
Glarus	54:00
Basel-Stadt	55:00
Basel-Landschaft	56:00
Schaffhausen	57:00
Sankt Gallen	58:00
Appenzel A. u. S.	59:00
Uri	60:00
Schwyz	61:00
Unterwalden	62:00
Glarus	63:00
Basel-Stadt	64:00
Basel-Landschaft	65:00
Schaffhausen	66:00
Sankt Gallen	67:00
Appenzel A. u. S.	68:00
Uri	69:00
Schwyz	70:00
Unterwalden	71:00
Glarus	72:00
Basel-Stadt	73:00
Basel-Landschaft	74:00
Schaffhausen	75:00
Sankt Gallen	76:00
Appenzel A. u. S.	77:00
Uri	78:00
Schwyz	79:00
Unterwalden	80:00
Glarus	81:00
Basel-Stadt	82:00
Basel-Landschaft	83:00
Schaffhausen	84:00
Sankt Gallen	85:00
Appenzel A. u. S.	86:00
Uri	87:00
Schwyz	88:00
Unterwalden	89:00
Glarus	90:00
Basel-Stadt	91:00
Basel-Landschaft	92:00
Schaffhausen	93:00
Sankt Gallen	94:00
Appenzel A. u. S.	95:00
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Schwyz	97:00
Unterwalden	98:00
Glarus	99:00
Basel-Stadt	100:00
Basel-Landschaft	101:00
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Uri	150:00
Schwyz	151:00
Unterwalden	152:00
Glarus	153:00
Basel-Stadt	154:00
Basel-Landschaft	155:00
Schaffhausen	156:00
Sankt Gallen	157:00
Appenzel A. u. S.	158:00

Sheffield City Centre Approx. 20 minutes

Doncaster City Centre Approx. 30 minutes

Leeds City Centre Approx. 50 minutes

Manchester City Centre Approx. 75 minutes

Hull City Centre Approx. 70 minutes

Motorways	Time
1	10
2	10
3	10
4	10
5	10
6	10
7	10
8	10
9	10
10	10
11	10
12	10
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89	10
90	10
91	10
92	10
93	10
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95	10
96	10
97	10
98	10
99	10
100	10

M1 Approx. 12 minutes

A1 / A1(M) Approx. 20 minutes

M62 Approx. 45 minutes

Units 5-6, Holbrook Avenue

Holbrook Industrial Estate, **Sheffield**, S20 3FF

Fully refurbished, modern industrial /
warehouse units to let

55,073 sq ft (5116.45 sq m)

[Book a viewing](#)

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Further information:

EPC

The property has an EPC rating of C.

VAT

VAT is to be charged on all payments.

Rateable Value

To be assessed on completion of the development.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Terms

Available by way of a new full repairing and insuring lease - for a term of years to be agreed.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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