

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**7 Long Acre Close, Venture One Business Park,
Holbrook Industrial Estate, Holbrook, Sheffield S20 3FR**



- **Modern Business Unit on a Popular Business Park**
- **Ground & First Floor Hybrid Premises**
- **2,153 sq ft (200.1 sq m) Gross Internal Area**
- **Electric Roller Shutter Door & 3 Phase Power Supply**
- **Shared Yard and 2 Demised Car Parking Spaces**

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LOCATION

Venture One Business Park is located on the popular Holbrook Industrial Estate which lies approximately 4 miles from Junction 31 of the M1 motorway and 5 miles south of Sheffield city centre.

Occupiers in the vicinity include Evolution, National Windscreens and Data View Systems.

DESCRIPTION

This is a modern two-storey business unit providing open plan warehouse/workspace on the ground floor and office accommodation on the first floor.

The ground floor is open plan and benefits from good floor to ceiling height. The first floor has been well fitted out with suspended ceilings and recessed lighting throughout. Access to the property is through a personnel doorway or the electric roller shutter.

The premises has the benefit of a shared yard and 2 demised car parking spaces.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	1,093 sq ft	101.6 sq m
First Floor	1,060 sq ft	98.5 sq m
Total	2,153 sq ft	200.1 sq m

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RATING ASSESSMENT

The 2023 Rating assessment is: -

Warehouse & Premises R.V. £13,000

Some small business rates relief may be available, subject to status.



RENT

£17,000 per annum exclusive.

VAT

We understand VAT will be payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of the estate. Details on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

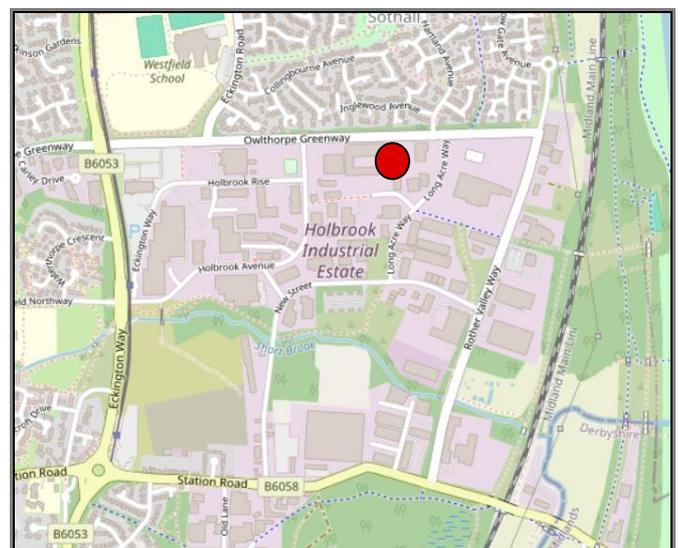
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
September 2025