



/NDURENT

MEADOWBROOK PARK TRADING ESTATE

SHEFFIELD S20 3PJ
///OBSTINATE.MASCOTS.SAMPLING

TO LET

UNIT 11: 5,053 SQ FT (469 SQ M)

UNIT 12: 5,053 SQ FT (469 SQM)



Prime location close to
Junction 31 of the M1.



Well-established trade
counter location.



Warehousing that Works.

High performance space for your business.

Meadowbrook Park offers high quality units suitable for industrial and trade counter use.. Situated in a prime location, just off Station Road (B6058), the estate is approximately 5 miles southeast of Sheffield city centre and benefits from easy access to the M1 motorway via Junction 31 to the north and Junction 30 to the south.

With modern facilities and a fully refurbished space, Meadowbrook Park Industrial Estate is an ideal choice for businesses seeking flexible and well-connected industrial space.

Meadowbrook Park Industrial Estate offers refurbished industrial and warehouse units in a well-established business location. With electric roller shutter doors, a common yard area, car parking and office accommodation, the estate provides a versatile space suitable for a range of businesses with trade suppliers such as Screwfix and Howdens already well established on site.



Designated parking



Office accommodation



Loading area



Refurbished units



Warehousing that Works.

Aerial plan.

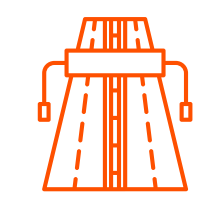
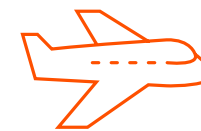


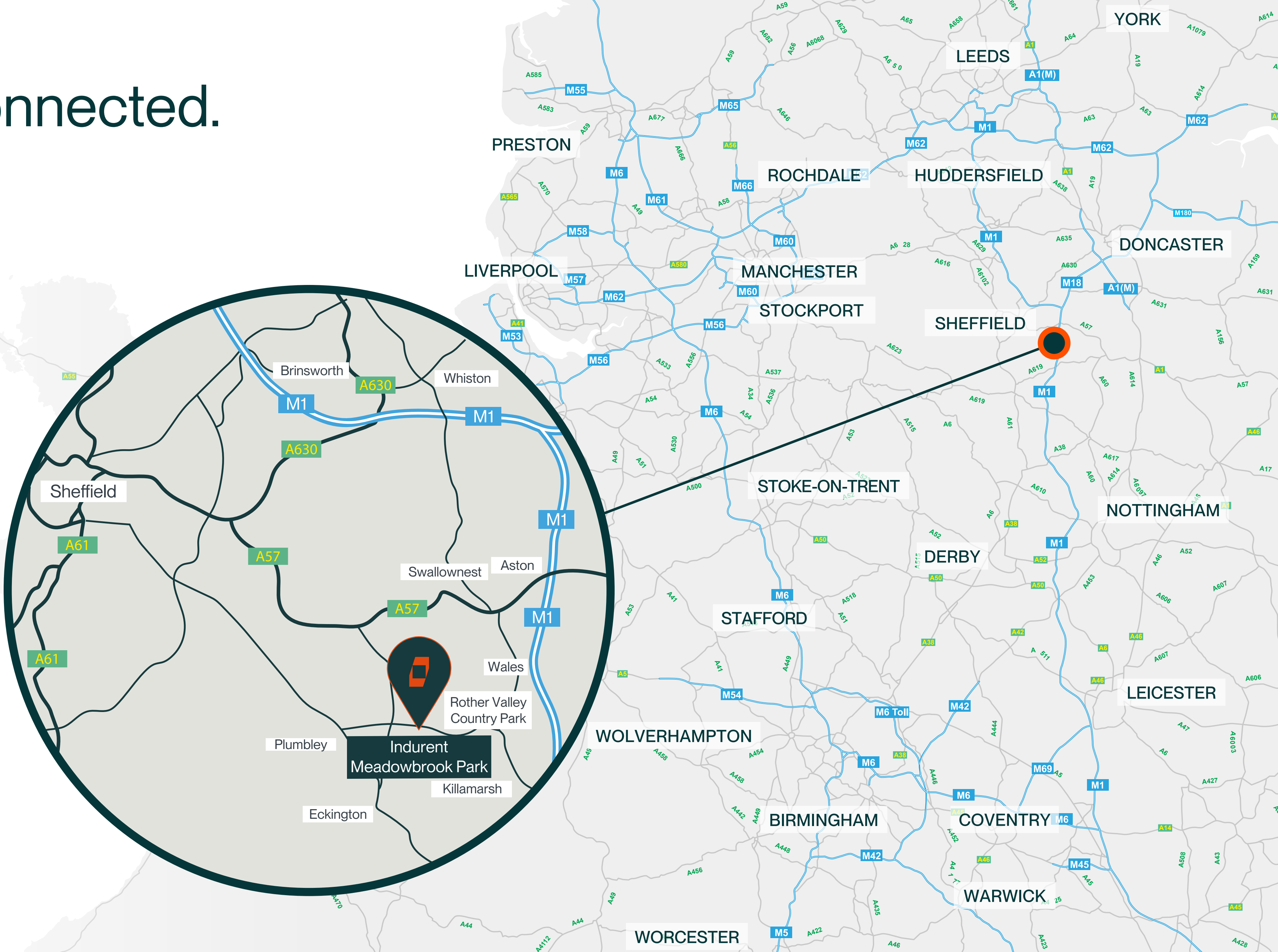
KEY		
1.	Howdens	Meadowbrook Park
2.	Screwfix	Meadowbrook Park
3.	Wolseley	Meadowbrook Park
4.	Spinks	Meadowbrook Park
5.	Travis Perkins	Meadowbrook Park
6.	The Hire Depot	Meadowbrook Park



Warehousing that Works.

You're well-connected.

-  **4.4 MILES**
from M1 J30
-  **5 MILES**
from Sheffield City Centre
-  **41 MILES**
from East Midlands Airport



Warehousing that Works.

Schedule of accommodation.

	UNIT 11	UNIT 12
TOTAL	5,053 SQ FT (469 SQ M)	5,053 SQ FT (469 SQ M)

All floor areas are approximate gross internal areas.
*Subject to final plan.



Car parking



Led lighting



Premier industrial location



Well maintained estate



Roller shutter door



Loading bays



Warehousing that Works.

Unit plan.



Unit plan is indicative.



Warehousing that Works.



FFION WEAVER

Asset Manager

 01615 644 789

 ffion.weaver@indurent.com



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Warehousing that Works.