



/NDURENT

MEADOWBROOK PARK TRADING ESTATE

SHEFFIELD S20 3PJ

///OBSTINATE.MASCOTS.SAMPLING

FULLY REFURBISHED INDUSTRIAL
AND TRADE UNITS

4,061 SQ FT - 5,046 SQ FT
(377.27 SQ M - 468.78 SQ M)

To let



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 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.

Newly refurbished units featuring LED lighting and electric roller shutter doors.

Meadowbrook Park Industrial Estate offers refurbished industrial and warehouse units in a well-established business location. With eaves heights of 5.6m, 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.



Warehousing that Works.



Designated parking



Eaves height to 5.6m



Loading area



Refurbished units

Aerial plan.



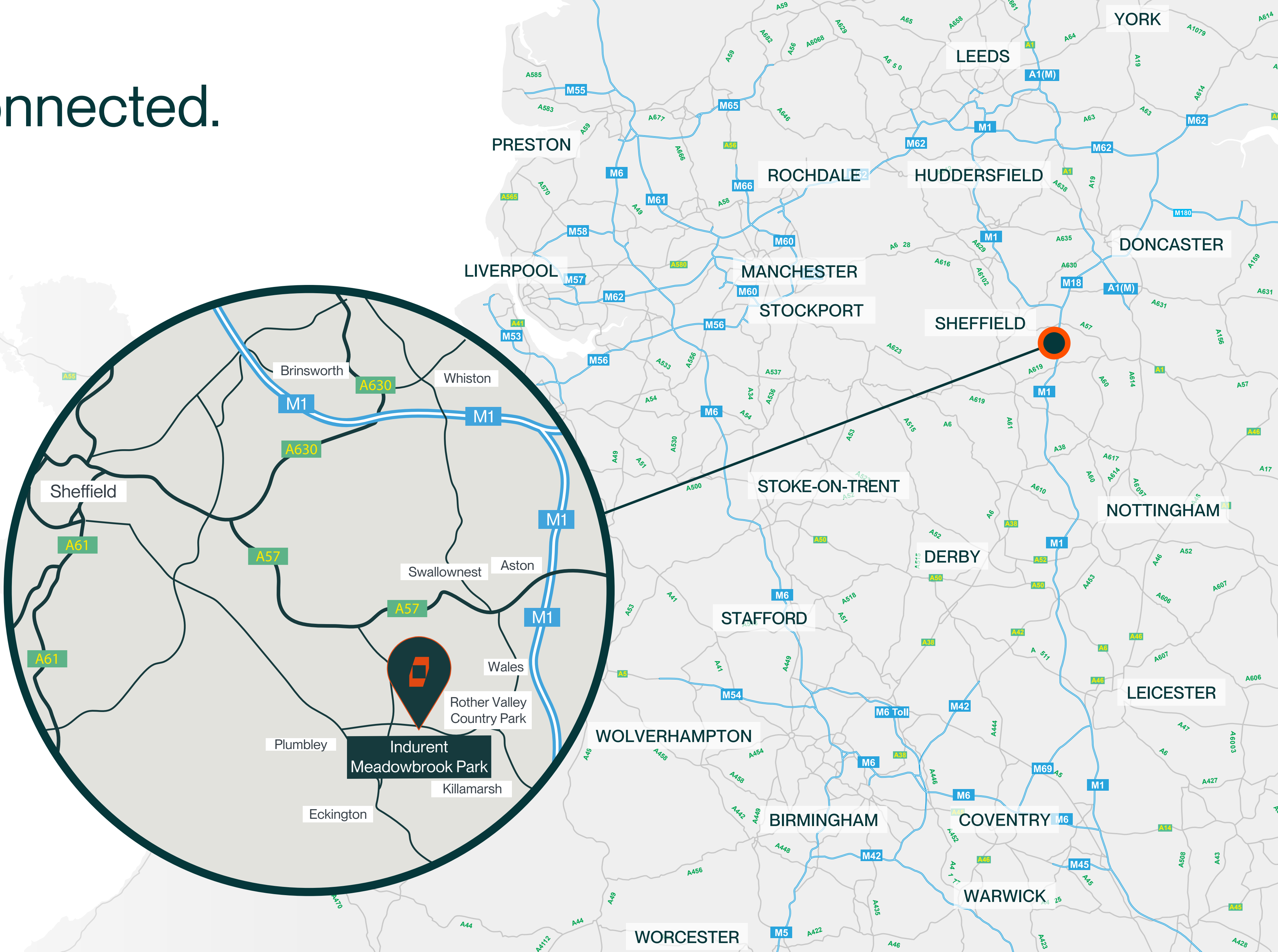
KEY		
1.	Howdens	Meadowbrook Park
2.	Screwfix	Meadowbrook Park
3.	Wolseley	Meadowbrook Park
4.	Spinks	Meadowbrook Park
5.	Travis Perkins	Meadowbrook Park
6.	The Hire Depot	Meadowbrook Park



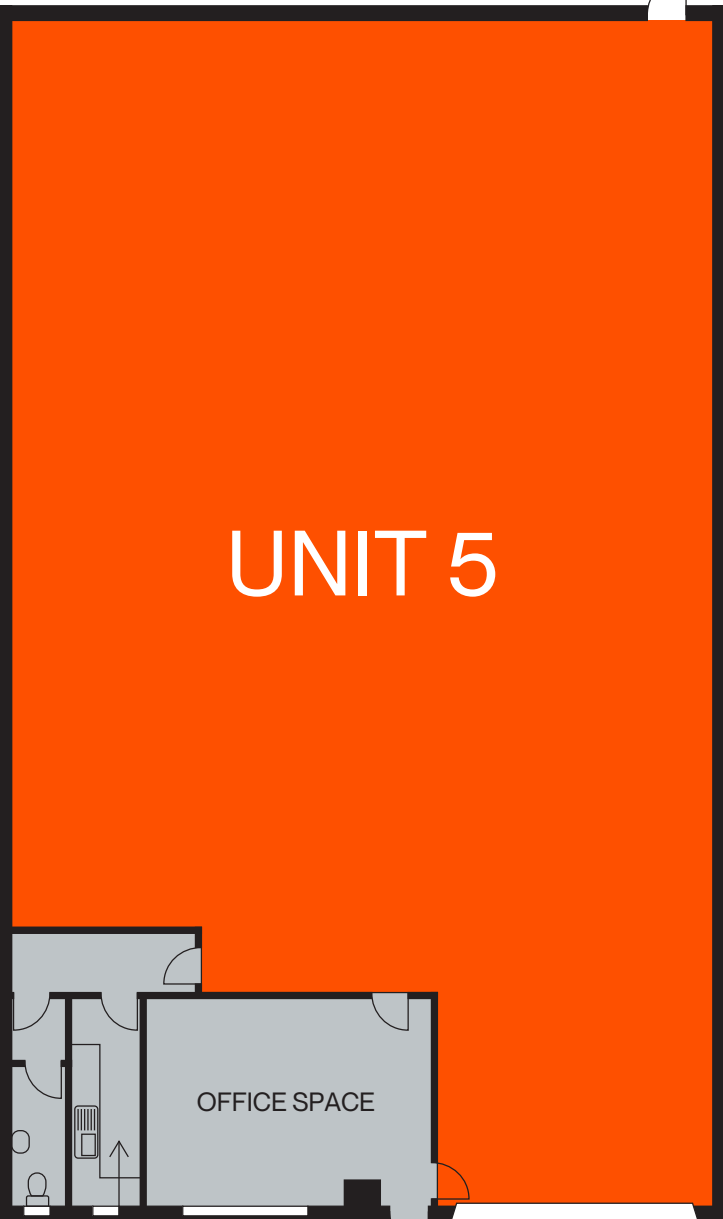
Warehousing that Works.

You're well-connected.

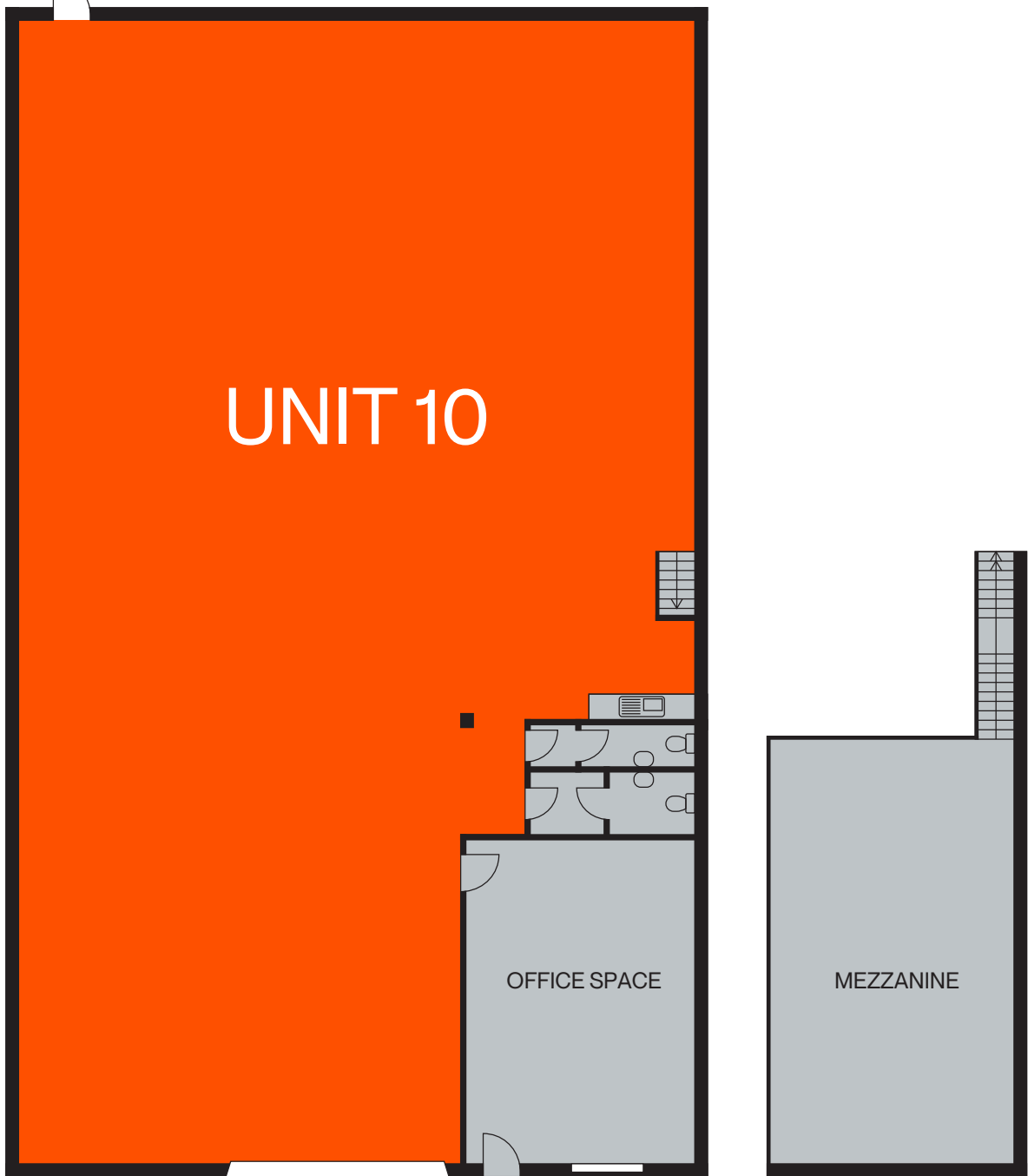
-  **4.4 MILES**
from M1 J30
-  **5 MILES**
from Sheffield City Centre
-  **41 MILES**
from East Midlands Airport



Schedule of accommodation.



TOTAL	4,061 SQ FT (377 SQ M)
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TOTAL	5,046 SQ FT (468.78 SQ M)
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All floor areas are approximate gross internal areas. *Subject to final plan.





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MEADOWBROOK PARK TRADING ESTATE

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Warehousing that Works.

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