

To Let

Woodhouse Mill Industrial
Estate, Retford Road,
Sheffield, S13 9WG

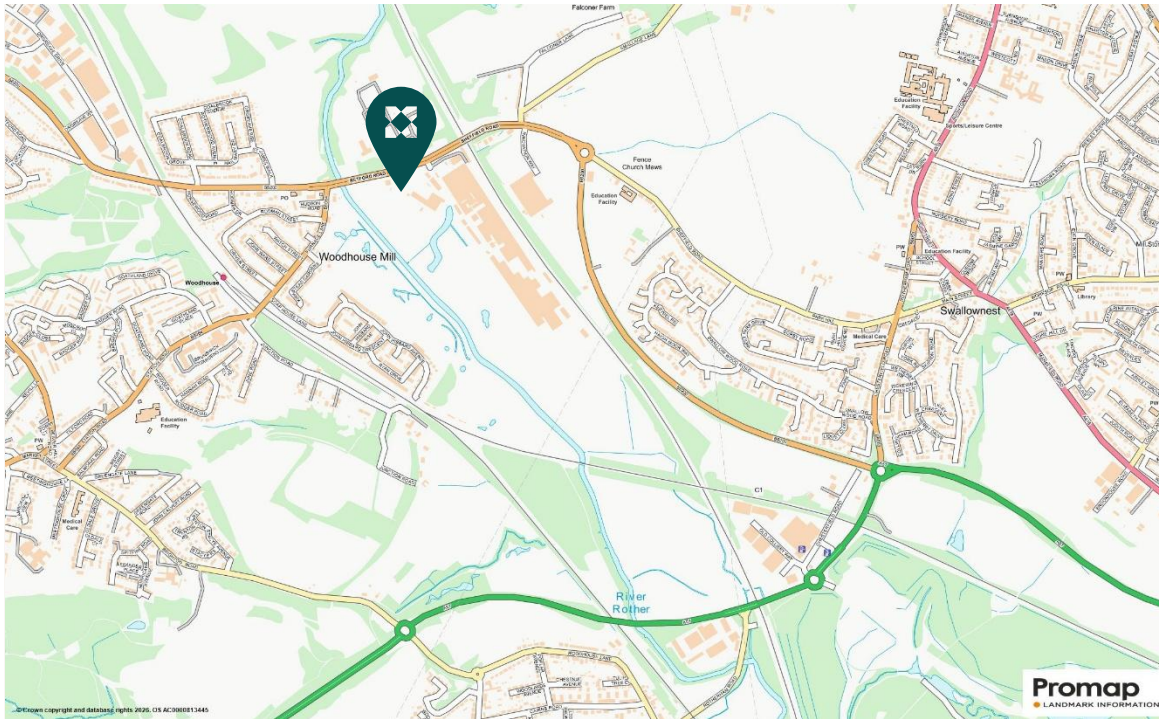
1,001–3,401 sq ft (93–316 sq m)

- Brand new high quality industrial / warehouse units
- Finished to shell specification
- Practical completion April 2026
- Convenient Access to J31 M1

Your partners in property



Location



The premises are located on Retford Road within the Woodhouse area of Sheffield, in a popular and established industrial area. The property benefits from easy access to Junction 31 of the M1 Motorway approximately 3.7 miles to the East, whilst Junction 33 of the M1 Motorway can be accessed approximately 4.2 miles to the North. Sheffield City Centre is situated approximately 6.8 miles to the West.

The local area is home to a variety of local and national occupiers including Nvent, Mr Whippy Factory and Perfect Interiors.



By Road

Approximate road travel distances are as follows:

Junction 31 M1:	3.7 miles
Rotherham Town Centre	5.9 Miles
Sheffield City Centre:	6.8 miles
Junction 33 M1:	4.2 miles

Description

The available accommodation comprises a terrace of 11 new industrial / warehouse units of steel portal frame construction with clad elevations, set beneath a pitched roof incorporating translucent roof panels. The units are generally finished to the following specification:

- 8.5m clear working height.
- 10m Eaves.
- Full Height Ground level loading doors.
- WC Facilities.
- LED lighting.
- Three phase electricity.
- Good sized yard and car parking.
- Finished to a shell specification.
- Brand new High Quality Units finished to a Modern Specification.
- Practical completion April 2026.
- Open Span Warehouse space.



10m Eaves



Ground Level Loading Doors



W/C Facilities



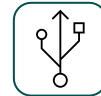
LED Lighting



Car Parking



Good Sized Yard



Three Phase Power



EV Charging Points



PC April 2026

Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft	Rent (PA) Excl. VAT
Unit 11	272.02	2,928	£30,731
Unit 12	234.95	2,529	£30,975
Unit 13	222.97	2,400	£29,394
Unit 14	92.99	1,001	£12,509
Unit 15	315.96	3,401	£35,702
Unit 16	202.99	2,185	£26,757
Unit 17	97.92	1,054	£13,500
Unit 18	97.92	1,054	£13,500
Unit 19	110.93	1,194	£14,930
Unit 20		Under Offer	
Unit 21	196.95	2,120	£25,967
Total	1956.54	21,060	

Terms

The accommodation is available to let by way of a new lease terms to be agreed.

EPC

EPCs for the units will be provided following Practical Completion of the scheme.

Service Charge

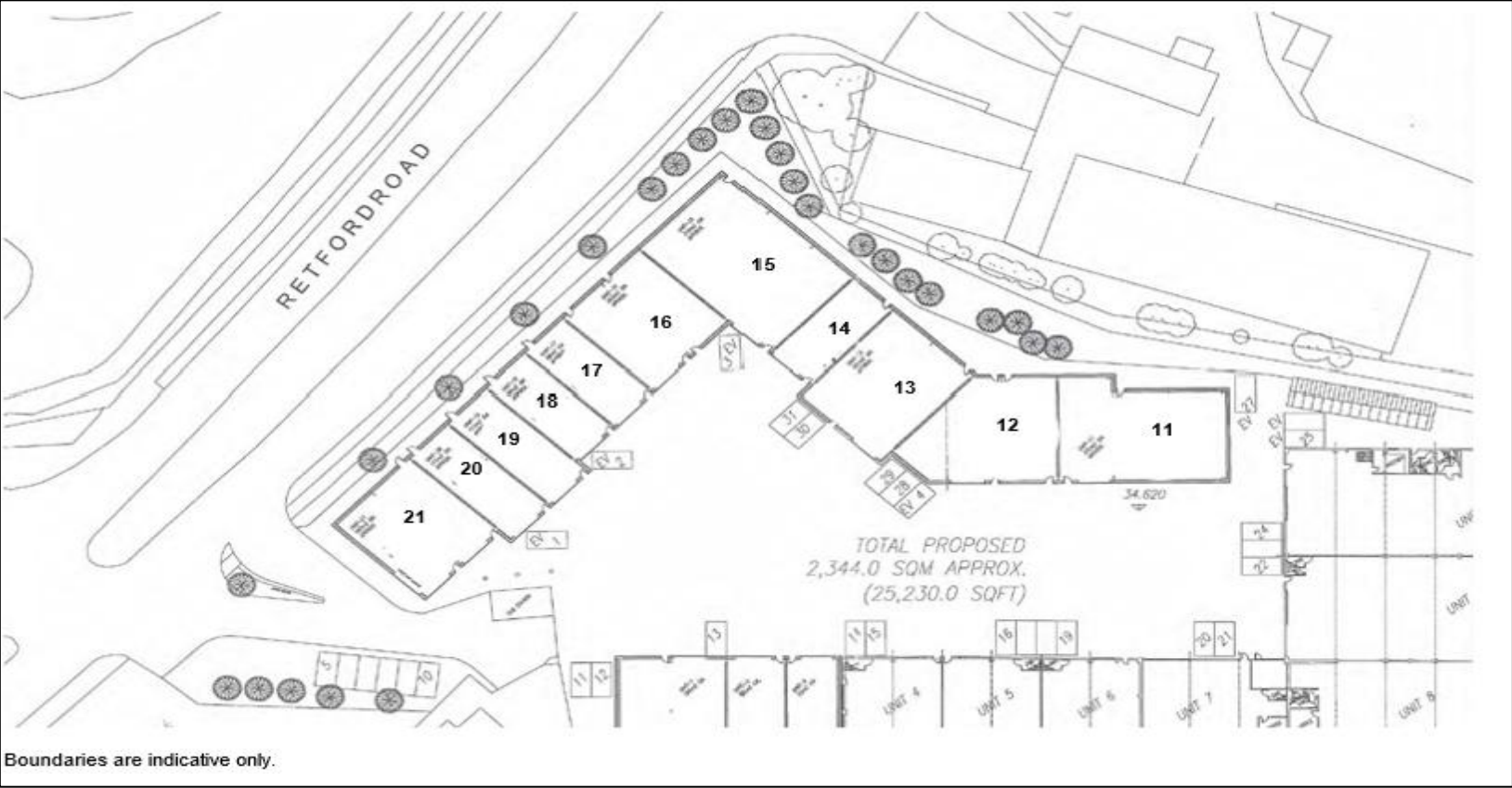
A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rates

The units will be assessed for rates following Practical Completion of the scheme.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Indicative Site Plan





Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Joint Agents:



www.knightfrank.co.uk / 0114 272 9750



Kitty Hendrick

0114 241 3907
07989 735 137
Kitty.hendrick@knightfrank.com



Oliver Hodson

0114 241 3902
07929 796 031
oliver.hodson@knightfrank.com



<https://smcbrownillvickers.com> / 0114 273 8377

Francois Neyerlin

0114 273 8377
07886 584520
Francois.neyerlin@smcbrownillvickers.com



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Particulars dated January 2026. Photographs dated January 2026.

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