



## **TO LET** - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN SHEFFIELD

1,550sq. ft. • Solar Energy • Two Storey • Mandale Park S20

LONG ACRE WAY, SHEFFIELD, S20 3FS



## MANDALE PARK S20

### THE UNITS

This development comprises an estate of 7 two storey hybrid units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

### SOLAR:

Every unit is fitted with a personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

### LOCATION

Located on Longacre Way in Sheffield, Mandale Park S20 is the ideal spot for business. It's close to major industrial estates like Holbrook (3 miles) and the Advanced Manufacturing Park (6 miles), enhancing networking opportunities.

Public transport is convenient, with the Halfway tram stop just 2 miles away, and major roads like the A57 and A6135 nearby. The M1 motorway is a 10-minute drive, facilitating logistics. Sheffield Train Station, 7 miles away, offers direct links to major cities, enhancing business travel options. This prime location ensures excellent connectivity and growth potential.

### THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.







Morrisons

National Timber Systems

BP

Worseley

Screwfix

Travis Perkins

Howdens

Carrs of Sheffield

AET

Holbrook Enterprise Park

Toolstation

Direct Plastics

Gooding

Venture One Business Park

Stokes Tiles

Excel Academy

ROTHER WAY VALLEY

OWLTHORPE GREENWAY

B6053



MANDALE PARK

# S20

LONG ACRE WAY,  
SHEFFIELD,  
S30 3FS



VIEW OUR  
VIRTUAL TOUR

| UNIT NO | SIZE sq. ft. | FLOORS | RENT (PA)     | SERVICE CHARGE (PA)* | INSURANCE (PA) | AVAILABILITY |
|---------|--------------|--------|---------------|----------------------|----------------|--------------|
| 15      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 16      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 17      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 18      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 19      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 20      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |
| 21      | 1,550        | 2      | £23,000 + VAT | £1,050 + VAT         | £350 + VAT     |              |

\*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



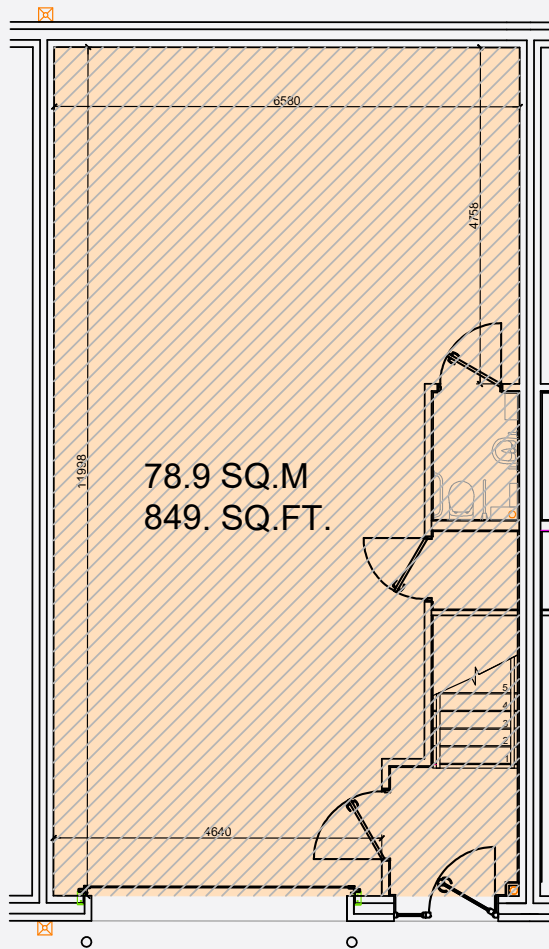
Electric car charging station



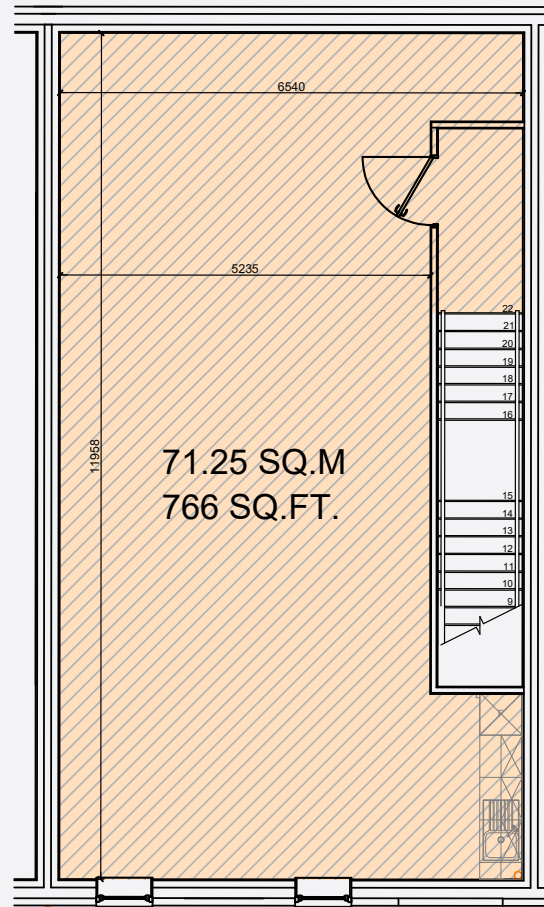
Double glazed front and rear entrance



## HYBRID UNIT LAYOUT

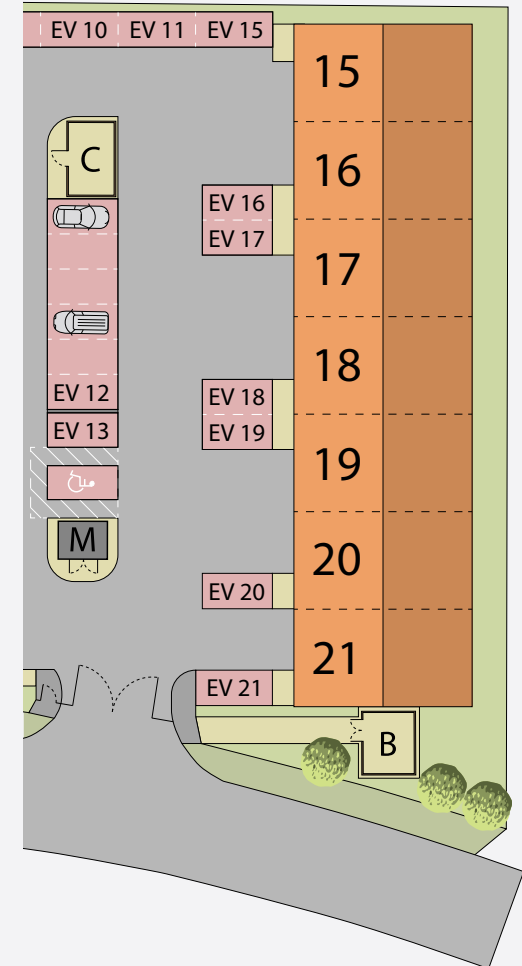


TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

TOTAL HATCHED AREA - 150.15 SQ.M. (1615 sqft)







Complimentary  
signage



Electrically operated roller shutter  
door with a manual override



LED  
lighting



Disabled  
WC

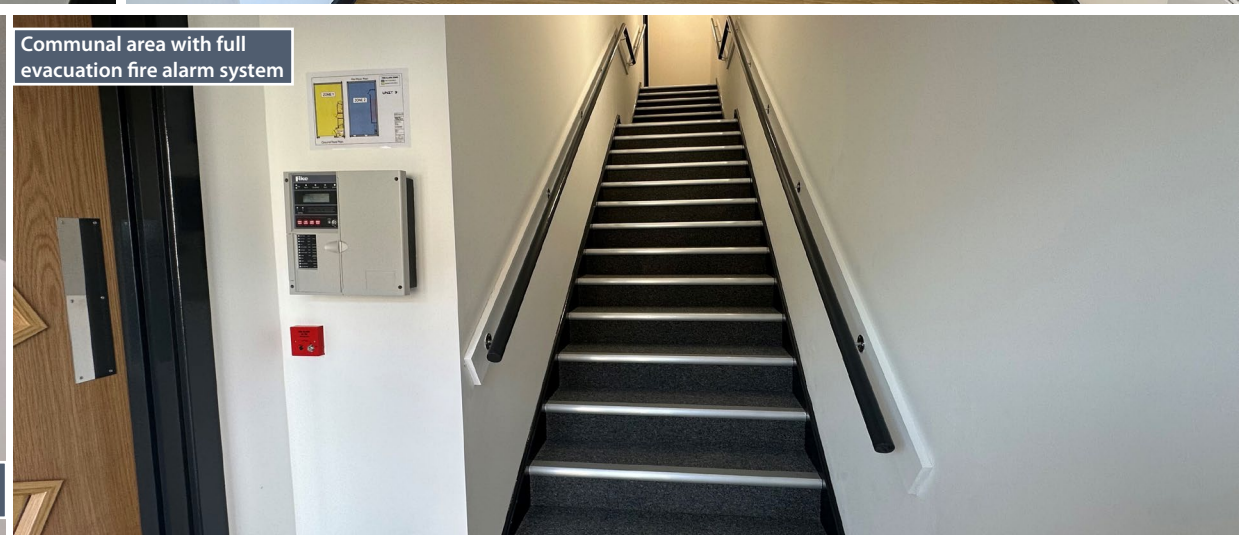


Modern  
kitchen



Plant room with 3-phase electric, DB  
board, water, solar control & BT fibre

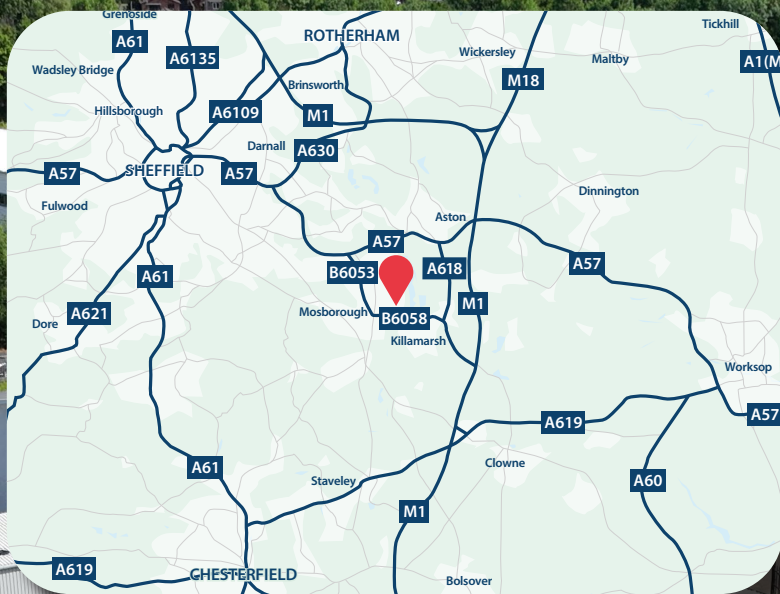
Communal area with full  
evacuation fire alarm system











# Mandale Group

## CONTACT

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or to arrange a viewing  
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**LONG ACRE WAY,  
SHEFFIELD,  
S20 3FS**

 [arrival.scenes.reverted](http://arrival.scenes.reverted)



TAKE A LOOK  
AT HOW TENANTS  
HAVE DESIGNED  
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.