

**To Let** Modern Industrial  
Warehouse Accommodation  
**5,626 - 11,666 sq ft**  
(522.70 - 1,083.8 sq m)

**Unit 1-4 Refurbishment Complete**

# Parkway Link

KETTLEBRIDGE ROAD SHEFFIELD S9 3AJ



**Mileway**

- Extensive refurbishment complete
- Units available individually or together
- Ideal location adjacent to the A57 Sheffield Parkway
- Easy access into Sheffield City Centre and to the M1 J33





## Description

Parkway Link comprises an estate of 9 units and benefits from being ideally situated just off the A57 Sheffield Parkway within an established industrial location.

Units 1 - 4 have been extensively refurbished to provide modern industrial and warehouse accommodation, that could also suit trade counter use. They have had new overclad elevations and roof with new transparent roof lights and have been fully redecorated with new LED lighting to the warehouse and refurbished office and amenity block.

Externally the units benefit from good loading and car parking areas.

## Specification

The specification of Units 1 - 4 include the following:



New overclad roof and elevations



New LED lighting to the warehouse



Full height roller shutter loading door



4.6m clear internal height rising to 6.2m



Internal and external redecoration



Connections to all mains services



Refurbished office and WCs



Good size loading and parking area



## Siteplan



## Terms

The units are available individually or can be combined and are available to let by way of a new lease on terms to be agreed.

## Quoting Rent

Upon application.

## Service Charge

There is an estate service charge payable to cover maintenance of common areas.

## EPC Rating

Unit 1 - B43    Unit 2 - B42    Unit 4 - B39.



## Accommodation

The units provide the following GIA floor areas (subject to measurement post refurbishment) The units are available individually or can be combined to accommodate larger requirements.

Unit 1	5,626 sq ft	522.70 sq m
Unit 2	6,040 sq ft	561.12 sq m
Unit 3	LET	
Unit 4	6,382 sq ft	592.9 sq m
Unit 9	LET	
<b>Total GIA</b>	<b>18,048 sq ft</b>	<b>1,676.70 sq m</b>



## Location

Located on Kettlebridge Road, Parkway Link is ideally positioned to benefit from easy access to Sheffield City centre (approximately 2 miles away) and out to the M1 (J33) motorway, approximately 5 miles to the East accessed via the A57 Sheffield Parkway.

The surrounding area is an established industrial, warehouse and trade location home to occupiers including Jack Wills, Costco, HSS, Burton Roofing and Howdens.



## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Further Information

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## Drive Times

Town / City	Road	Rail
Rotherham	7.4 miles / 12 mins	16 mins
Barnsley	19.6 miles / 26 mins	29 mins
Doncaster	20.7 miles / 28 mins	40 mins
Leeds	39.4 miles / 48 mins	1 hr 28 mins
Manchester	48.2 miles / 1hr 22 mins	1 hr 28 mins
London	164.9 miles / 3 hrs 8 mins	2 hrs 19 mins

## VAT

All figures quoted are subject to VAT at the prevailing rate, where applicable.

## Business Rates

Occupiers are responsible for their own business rates.

**Mileway**

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