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





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



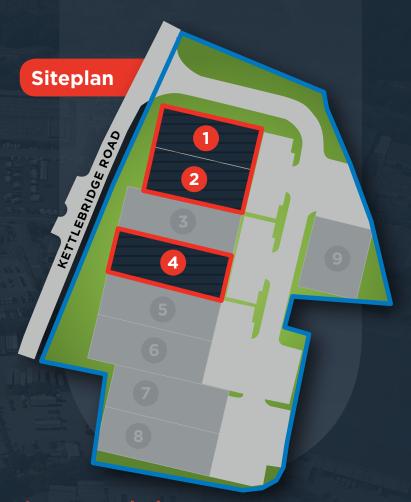
Connections to all mains services



Refurbished office and WCs



Good size loading and parking area



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		ET
Unit 4	6,382 sq ft	592.9 sq m
Unit 9	LET	
Total GIA	18,048 sq ft	1,676.70 sq m

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.







Rail

16 mins

29 mins

40 mins

1 hr 28 mins

1 hr 28 mins

2 hrs 19 mins

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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VAT

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Drive Times

Road

7.4 miles / 12 mins

19.6 miles / 26 mins

20.7 miles / 28 mins

39.4 miles / 48 mins

48.2 miles / 1hr 22 mins

164.9 miles / 3 hrs 8 mins

Town / City

Rotherham

Barnsley

Doncaster

Manchester

Leeds

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

Occupiers are responsible for their own business rates.

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