



## To Let - Modern Industrial/Warehouse Unit 7,480 Sq Ft (694.89 Sq M)

- Available Immediately
- Close to Sheffield Centre
- Modern Unit with Reception & Offices

# To Let - Modern Industrial/Warehouse Unit

## 7,480 Sq Ft (694.89 Sq M)

### Location

Parkwood Business Park forms part of a collection of quality modern industrial units approximately 1 mile north of Sheffield city centre. The unit is accessed along Parkwood Road, which is a short distance from the main A61 Penistone Road.

### Description

Modern Industrial/Warehouse unit located close to Sheffield City Centre.

The unit provides a steel portal framed unit with associated offices at ground and first floor.

Internally 1&2 have been opened to provide a single unit.

The unit provides 2 x roller shutter doors leading into the warehouse section with 2 additional personal doors leading to the office/reception area. The offices are extended at first floor level.

Externally the unit forms part of the Parkwood Business Park which is a short distance from Sheffield City Centre.

6.03m eaves.

7.67m apex.

Opportunity to assign the existing lease terms of alternatively agree new FRI Terms to be agreed landlord - Quoting £44,880 pa

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor & FF Offices	854	79.34
Warehouse	6,626	615.56
<b>TOTAL</b>	<b>7,480 SQ FT</b>	<b>694.89 SQ M</b>

### Terms

FRI Terms to be agreed.

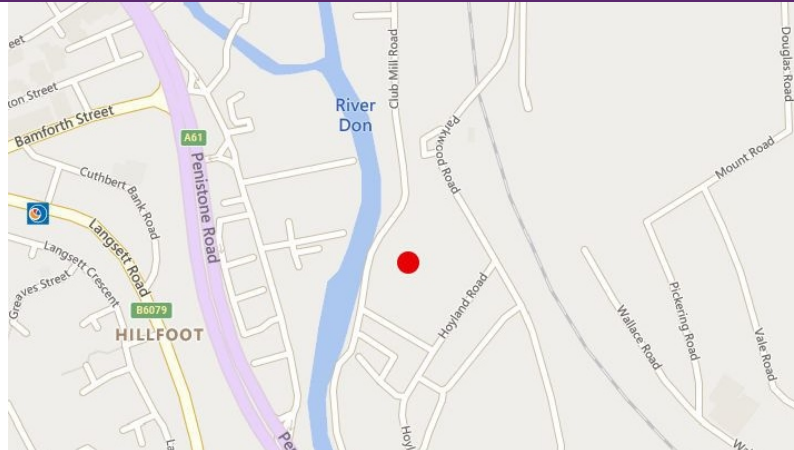
Quoting Rent - £44,880 pa

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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