



## Well located Industrial Unit 8,675 Sq Ft (805.91 Sq M)

- Excellent location just off Sheffield Parkway
- Currently undergoing refurbishment
- Prominent unit on the entrance to the estate

# Well located Industrial Unit

## 8,675 Sq Ft (805.91 Sq M)

### Location

The premises are located on Nunnery Drive on the Parkway Industrial Estate Sheffield. The estate is just off the A57 Sheffield Parkway 5 miles South of J34 M1 and less than half a mile from Sheffield City Centre. The area is well served by public transport with bus and supertram routes nearby.

### Description

Unit C1a Nunnery Drive is a self contained industrial unit prominently located on Parkway Industrial Estate. The unit benefits from a single full height roller shutter access and integral 2 storey office accommodation. The unit is due to undergo a thorough refurbishment program and will benefit from the following specification:

- 2 storey office accommodation
- Full height roller shutter door
- Concrete floor
- Shared yard/parking area
- Male/female locker/changing facilities
- LED Lighting

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse and Offices	8,675	805.91
<b>TOTAL</b>	<b>8,675 SQ FT</b>	<b>805.91 SQ M</b>

### Terms

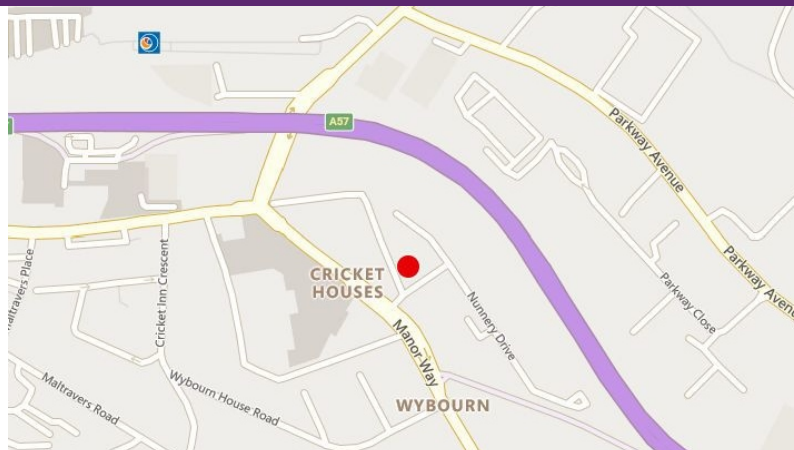
The premises are available to let by way of a new lease on terms to be agreed.

### 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 joint agents CPP or Knight Frank:

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