



## Modern industrial / warehouse unit 5,461 Sq Ft (507.33 Sq M)

- Established estate
- Immediate access to Sheffield Parkway
- Shared Yard



# Modern industrial / warehouse unit

## 5,461 Sq Ft (507.33 Sq M)

### Location

The premises are located on Parkway Drive, on the established Parkway One Business Park. The property benefits from immediate access to the Sheffield Parkway (A57), which in turn provides access to Junction 33 of the M1 Motorway approximately 4.5 miles to the North East and Sheffield City Centre approximately 3.8 miles to the South West of the property.

### Description

The available premises comprise a modern semi-detached industrial / warehouse unit of steel portal frame construction with a combination of brick and clad elevations alongside part-glazing, set beneath a mono-pitch roof.

The property is to be fully refurbished and will be finished to a specification to include:

- > Open span warehouse
- > LED lighting throughout
- > 6.6m eaves height
- > Full height roller shutter door
- > First floor mezzanine to the front of the premises
- > Concrete floor
- > 3 phase electricity
- > Ample shared yard and car parking with perimeter fencing

Externally the unit provides a large secured & shared yard/parking area suitable for some storage.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,991	463.66
Mezzanine	470	43.66
<b>TOTAL</b>	<b>5,461 SQ FT</b>	<b>507.33 SQ M</b>

### Terms

Available on new lease terms to be agreed.

### VAT

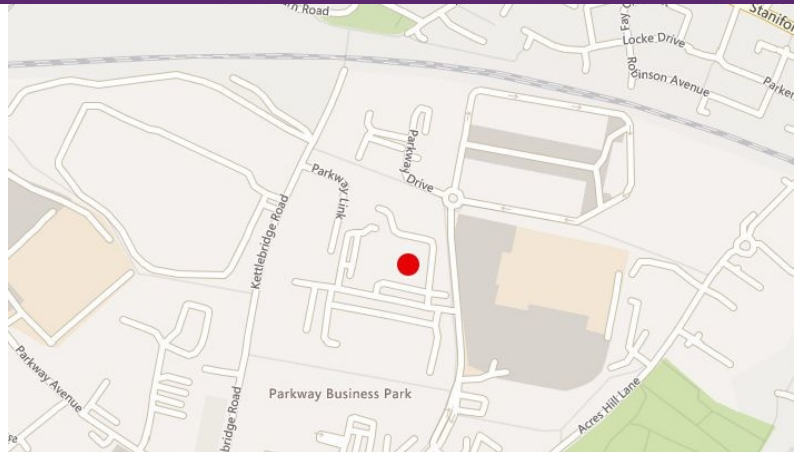
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The property has a rateable value of £37,500

### 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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