



To Let - Prime Industrial Unit 59,869 Sq Ft (5,561.83 Sq M)

- Detached Unit
- Close to Junction 33 M1
- Available Summer 2024

To Let - Prime Industrial Unit

59,869 Sq Ft (5,561.83 Sq M)

Location

The property forms part of the Parkway Close location which is central to the Sheffield industrial heartland of the Lower Don Valley region. The location provides excellent access to both the motorway network, via the Sheffield Parkway A57 and Sheffield city Centre.

The unit is surrounded by a mix of similar land uses and is a prime and established location for occupiers.

The Parkway provides direct access to Junction 33 of the M1 which is approximately 3 miles from the subject site.

Description

City 7 Provides a modern, steel portal framed detached warehouse unit close to Sheffield Parkway. The unit provides multiple ground level loading door access points as well as covered loading. Externally the site is secure with a large dedicated and surfaced yard.

Final Property Specification to be confirmed following current tenant vacating the site.

Externally the unit provides approximately 2.9 acres on a dedicated and fully secure site.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & GF & FF Offices	59,869	5,561.83
TOTAL	59,869 SQ FT	5,561.83 SQ M

Terms

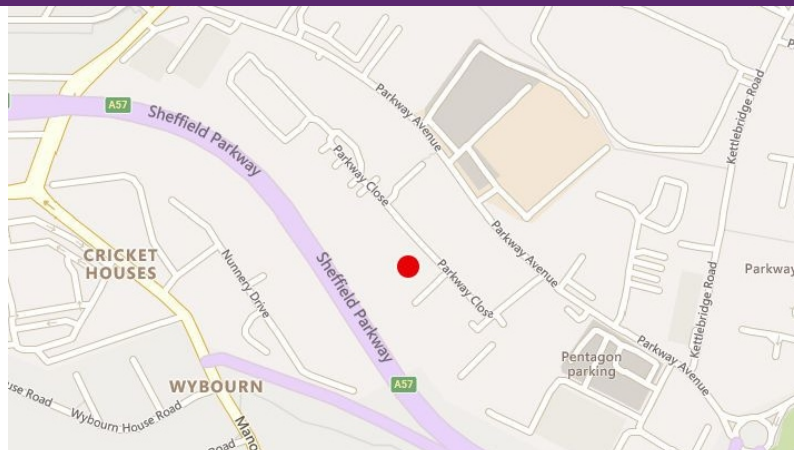
FRI Terms to be agreed - Quoting £6.95 per sq ft.

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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