



Industrial Unit To Let

10,459 Sq Ft (971.64 Sq M)

- Excellent Access to Junction 33 & Sheffield Centre
- Secure Yard
- FF Office Space

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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 and Sheffield city Centre. The unit is surrounded by a mix of similar land uses and is a very much established and popular location for industrial and distribution occupiers. The Parkway provides direct access to Junction 33 of the M1 which is approximately 3 miles from the subject site.

Description

The unit comprises a detached industrial/warehouse unit of steel portal framed construction, with brick and block elevations, surmounted by a single pitched profile clad roof. Access to the unit is via a loading door leading from the dedicated and secure yard/parking area. The unit provides an eaves of 4.94m to the underside extending to 6.97m at the apex. The unit provides the following spec:-

- >Secure Yard
- >GF & FF offices
- >Loading Door
- >Personnel access

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	9,898	919.52
FF Offices	561	52.12
TOTAL	10,459 SQ FT	971.64 SQ M

Terms

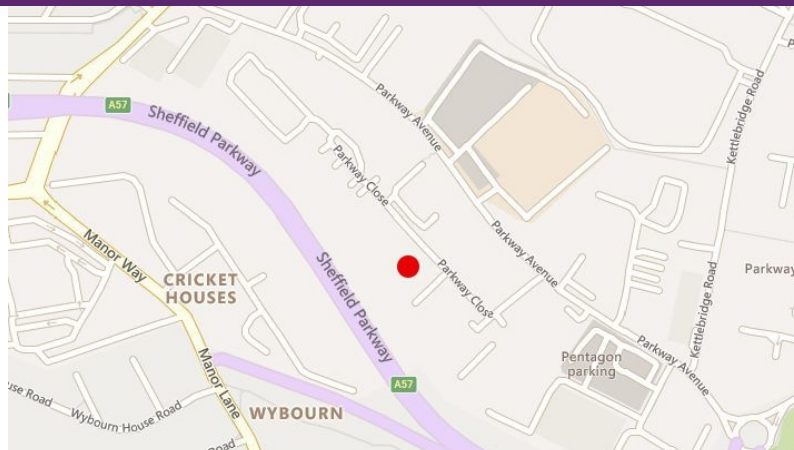
FRI Terms to be agreed
Quoting £67,983 pa.

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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