

# ERGO PARK

**ergo.**  
Logistics

DRAKEHOUSE CRESCENT, SHEFFIELD, S20 7JG

[WWW.ERGOPARKSHEFFIELD.CO.UK](http://WWW.ERGOPARKSHEFFIELD.CO.UK)



Sainsbury's Argos



**ONE UNIT REMAINING**

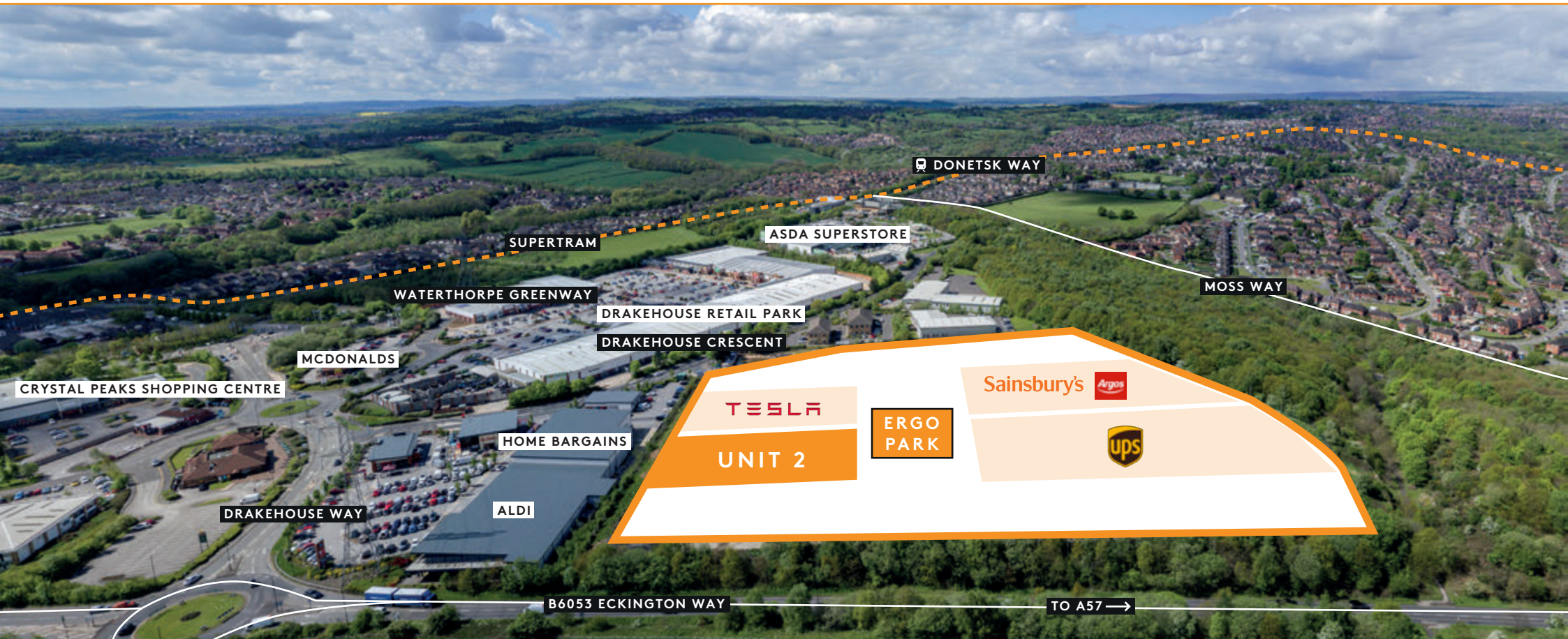
NEW INDUSTRIAL  
WAREHOUSE DEVELOPMENT

**TO LET**

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## Overview

Ergo Park is a new 4 unit industrial development ideally located at Drakehouse, an established commercial location. The units are of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

## Features

BREEAM® VERY GOOD



EPC A



ELECTRIC CHARGING POINTS



POWER 250KVA



GRADE A FIRST FLOOR OFFICES



SECURE YARD OF 35M



9M TO HAUNCH



PV PANELS

## Building Specification

Following recent lettings,  
unit 2 is the last  
remaining unit.

### UNIT TWO

**Ground Floor Warehouse**  
22,811 SQ FT / 2,119 SQ M

**First Floor Offices**  
2,576 SQ FT / 239 SQ M

**Total GIA**  
25,387 SQ FT / 2,359 SQ M

9m to Haunch

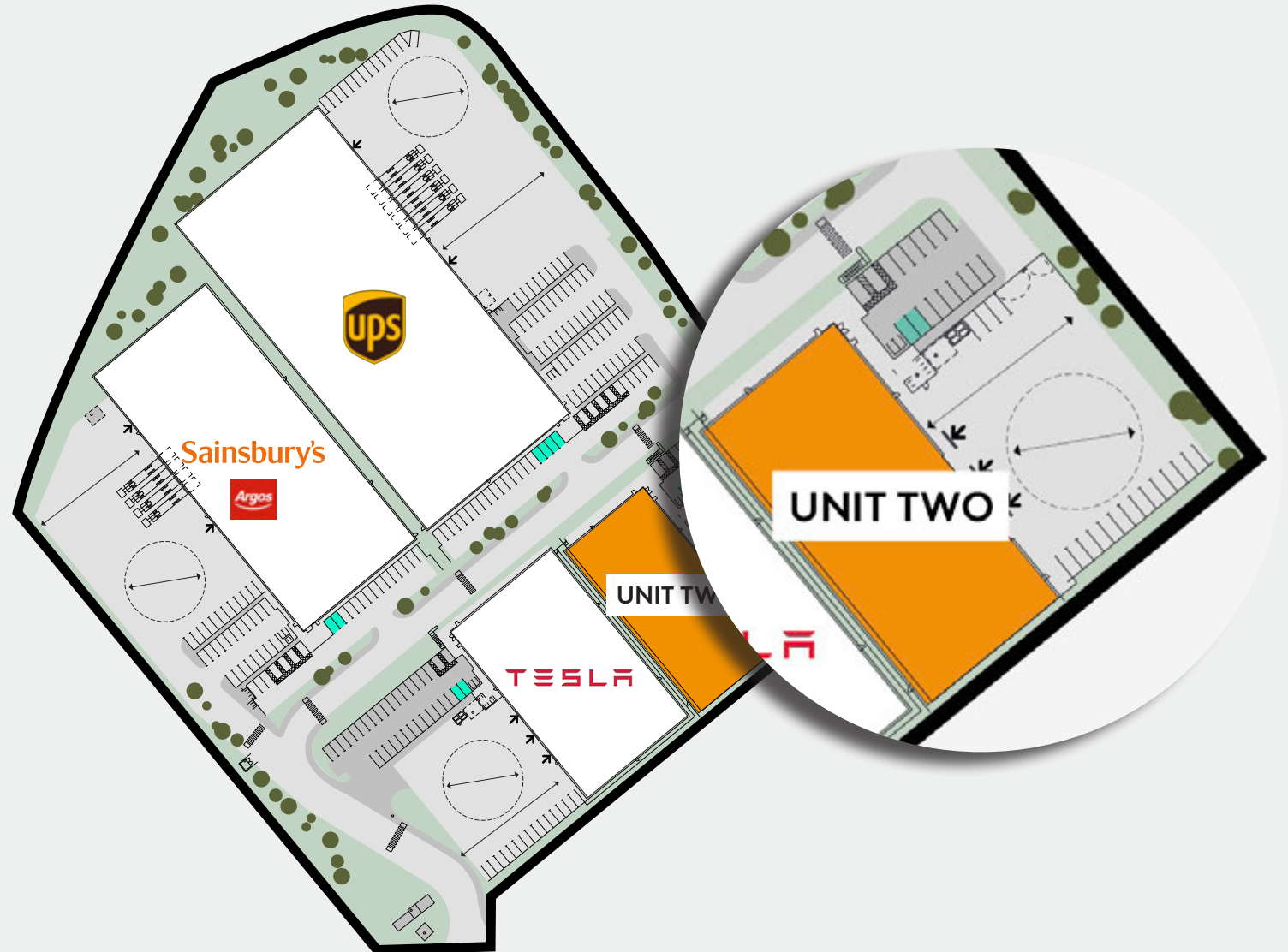
35m Yard depth

3 Ground Level loading doors

Grade A first floor office

32 Car Parking Spaces  
- incl 2 electric charging points

& 2 Motorcycle bays



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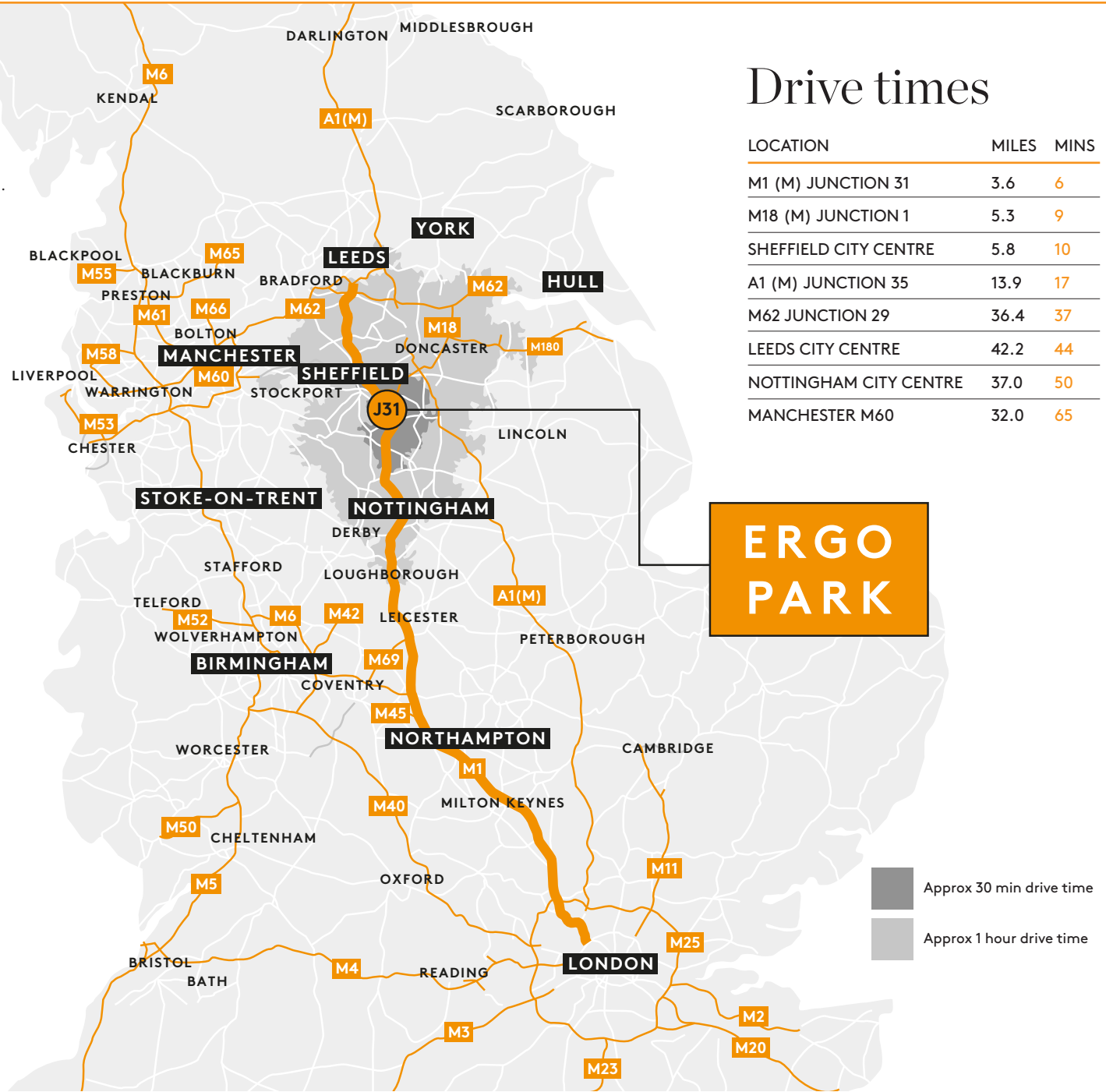
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## Location

Ergo Park, Sheffield is prominently located adjacent to the Drakehouse & Crystal Peaks Retail Parks in Waterthorpe, Sheffield. The site is accessed from Drakehouse Crescent via the B6053, which in turn directly links to the A57. The A57 links to central Sheffield approximately 5 miles north west and Junction 31 of the M1, 3 miles to the east. Nearby occupiers include Asda, Wickes, Argos, South Yorkshire Police, Panache Lingerie, Abbey Glen and Direct Cars. The area is well served by public transport with a number of bus services and the Supertram running close by.

SATNAV: S20 7JG



**ERGO  
PARK**

## Planning

The units are suitable for production and distribution uses. (Class E, B2 & B8)

## EPC

An EPC A Certificate is available.

## VAT

All figures are subject to VAT where applicable.

## Terms

The units are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

## Services

All mains services are available for connection to the unit including, 3 phase electricity, gas, mains water and drainage.

## Contact



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