

**Offices from 2,000  
to 20,000 sq.ft.**

**Parkway  
Plaza.**

**Parkway Plaza is soon to be transformed by substantial refurbishment to include an extensive ground-floor business lounge. Comprising over 83,500 square feet of high-quality office accommodation, the building also boasts the largest open-plan floor plates in the city.**

**Parkway Plaza.**



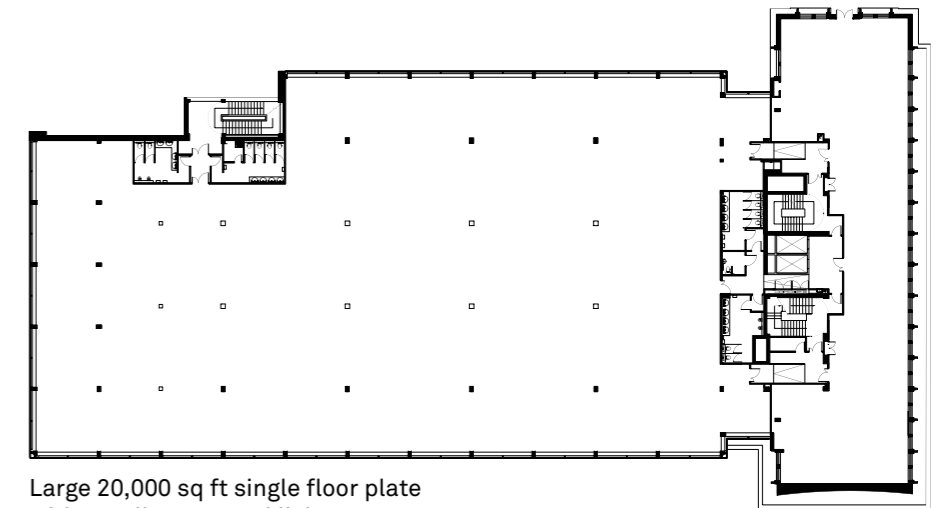
**Site & specification**

The site occupies a total area of 5.3 acres, with current surface parking for 322 cars although further provision is being made for an additional 132 spaces which will provide a car parking ratio of over 5 spaces per 1,000 sq ft (1 space per 185 sq ft). Improved cycle storage provision will also be made as part of this work.

Of particular merit will be a newly-created high specification business lounge featuring a concierge service, superb cafe, ample breakout space and improved welfare areas plus private meeting room facilities.

Additional attributes include full raised access floors and suspended ceilings (giving excellent floor to ceiling height) plus air conditioning throughout.

**Flexible terms available.**



Large 20,000 sq ft single floor plate with excellent natural light.



Offices to let from 2,000 to 20,000sq.ft.



### Amenities

Situated in a highly-accessible location immediately off Sheffield Parkway, the site is close to Meadowhall and Valley Centertainment, both providing excellent retail and food & beverage amenities for staff.

Numerous supermarkets are located within a very short distance of the site, whilst nearby sport & leisure facilities include the FlyDSA Arena, Ice Sheffield, English Institute of Sport, and the Olympic Legacy Park.

Some would-be occupiers should also note that Parkway Plaza is very close to the highly successful Advanced Manufacturing Park, home to occupiers such as Boeing, Rolls-Royce, McLaren and University of Sheffield.

### About Sheffield

Sheffield is England's fourth largest city and the commercial, administrative and retail centre of South Yorkshire. With an urban area population of approximately 640,000, the city is located 150 miles (240 km) north of London, 33 miles (53 km) south of Leeds and 38 miles (61 km) east of Manchester.

Benefitting considerably from its strategic location, Sheffield enjoys excellent access to the national motorway network. Affording ready access north and south, Junctions 31 to 34 of the M1 are situated on the eastern fringe of the city; the M18, via Junction 32 of the M1, provides direct access to the east coast and Humberside Ports; the A57 and M67 provide access to Manchester, Liverpool and the wider Northwest region.



**Excellent public transport links.**

**Parkway Plaza.**



### Location & transport

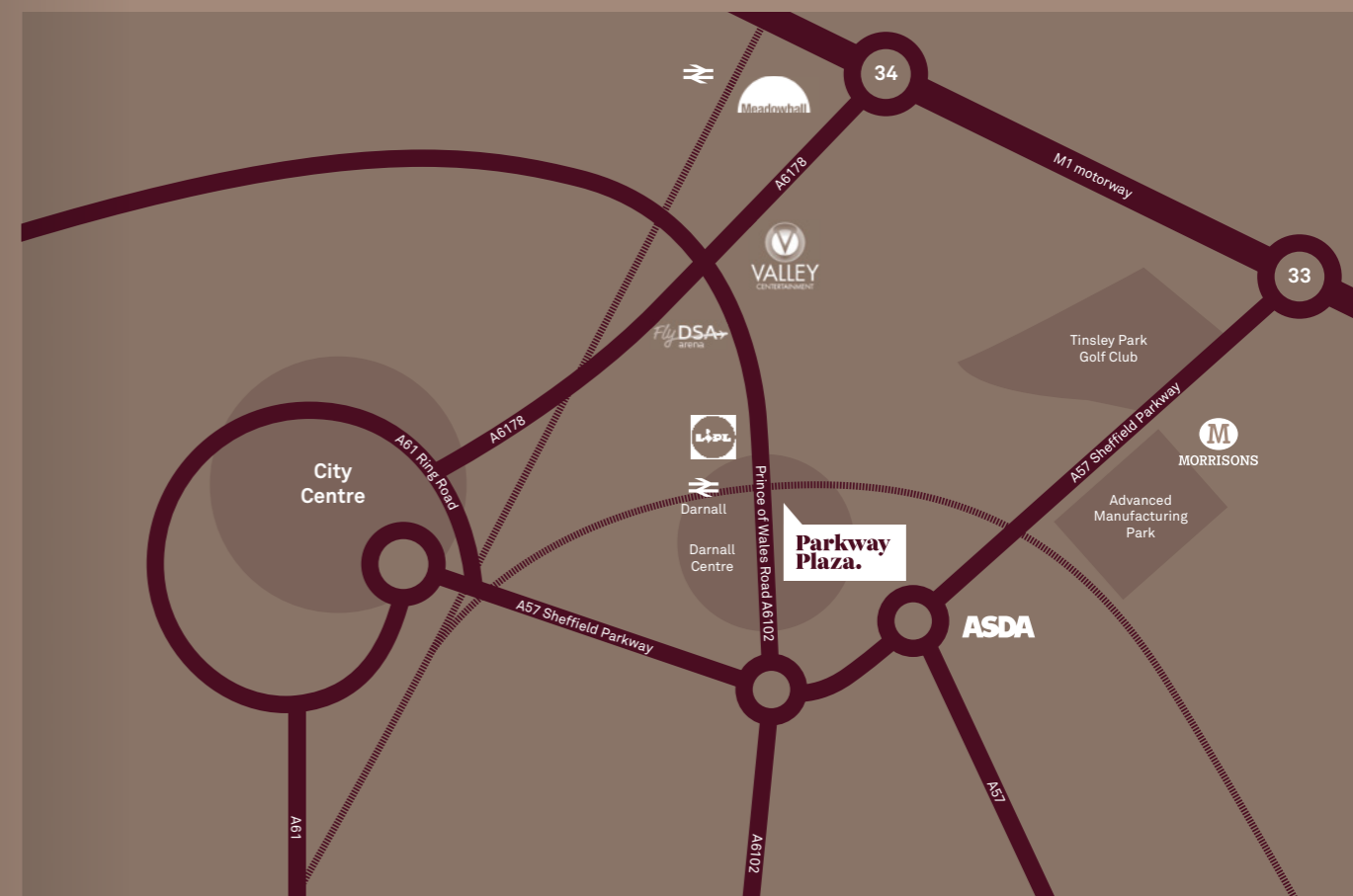
Parkway Plaza is situated on Prince of Wales Road (A6102), part of Sheffield's Outer Ring Road, affording excellent transport links to both Sheffield city centre and the national motorway network via Sheffield Parkway and junctions 33 & 34 of the M1.

Well served by public transport links, the site is a five-minute walk from Darnall train station, whilst an adjacent bus shelter integrates routes linking with the city's excellent integrated transport network.

Sheffield's mainline rail station provides direct services to key regional centres such as Birmingham, Manchester and Leeds in around an hour or less, whilst direct services to London take just over two hours.

Manchester, East Midlands, Leeds Bradford International and Doncaster Sheffield airports are within an hour's travel time of the city. All provide a range of domestic, European and international services.

**Strategically located near to M1 J33 & 34.**



722 Prince Of Wales Road, Sheffield S9 4EU

Please contact the joint letting agents for further information or to arrange a viewing.



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# Parkway Plaza.

**Disclaimer:**

These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. Particulars correct at May 2018.