

# City 7

1 Parkway Close, Parkway Avenue,  
Sheffield S9 4WJ

Fully refurbished warehouse  
Available to let | 59,869 sq ft





## Fully refurbished warehouse

5.5 metres to underside of haunch and 6 ground level loading doors.

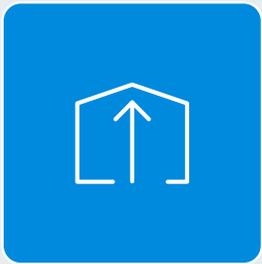
The building is of steel portal frame construction with clad elevations beneath a pitched clad roof incorporating translucent light panels. Internally the property offers open warehouse accommodation across two bays.

Modern two storey office and staff welfare facilities including open plan office space, staff canteen / breakout and WCs are accessed via a personnel entrance / reception to the front of the building.

Externally, the property benefits from a large secure yard and car parking within a site extending to 2.95 acres.

# Fully refurbished warehouse

59,869 sq ft



Height to underside  
of the haunch  
of 5.5m



6 ground level  
loading doors



Total site of  
approximately  
2.95 acres



Two storey office



Large secure yard  
and car parking



Staff welfare  
facilities

The property comprises a modern unit which has been extensively refurbished.

# Site plan & accommodation

Unit	Area (sq ft GIA)	Area (sq m GIA)
Office / Amenity Space	4,325	402
Warehouse	55,544	5,160
<b>Total</b>	<b>59,869</b>	<b>5,562</b>



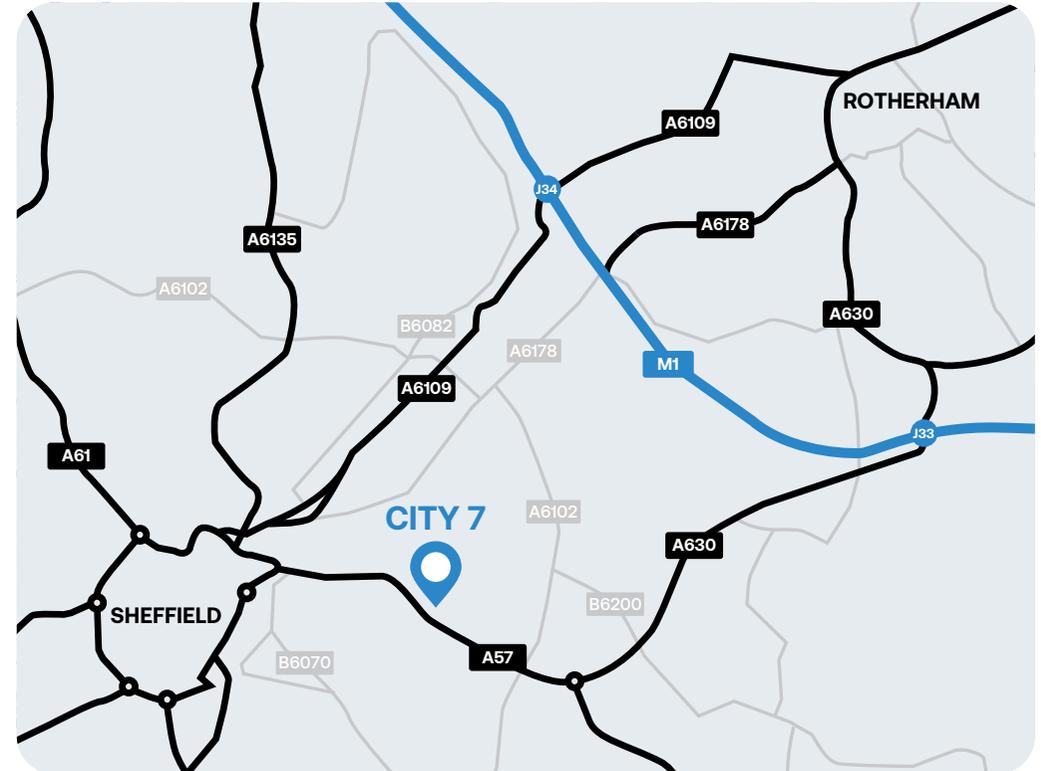
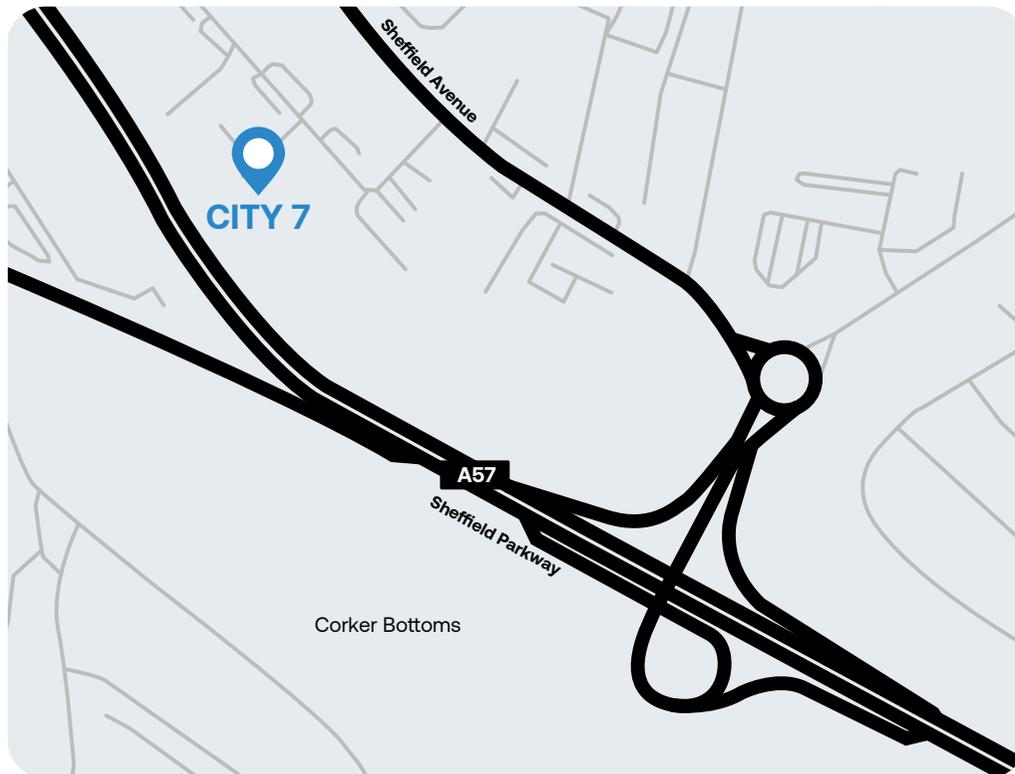




# Location

Located in a prime position offering direct access to the A57 Sheffield Parkway, which in turn links with Sheffield city centre (c. 1.5 miles to the west) and Junction 33 of the M1 motorway (c. 4 miles to the east).

The surrounding area forms a well-established and popular business location with a number of well known industrial, distribution, trade and retail occupiers nearby including the likes of Howdens, Costco and Europcar.



## By Rail

1.5 miles from Sheffield Train Station.



## By Road

4 miles to J33 M1 & 1.5 miles to Sheffield City Centre.

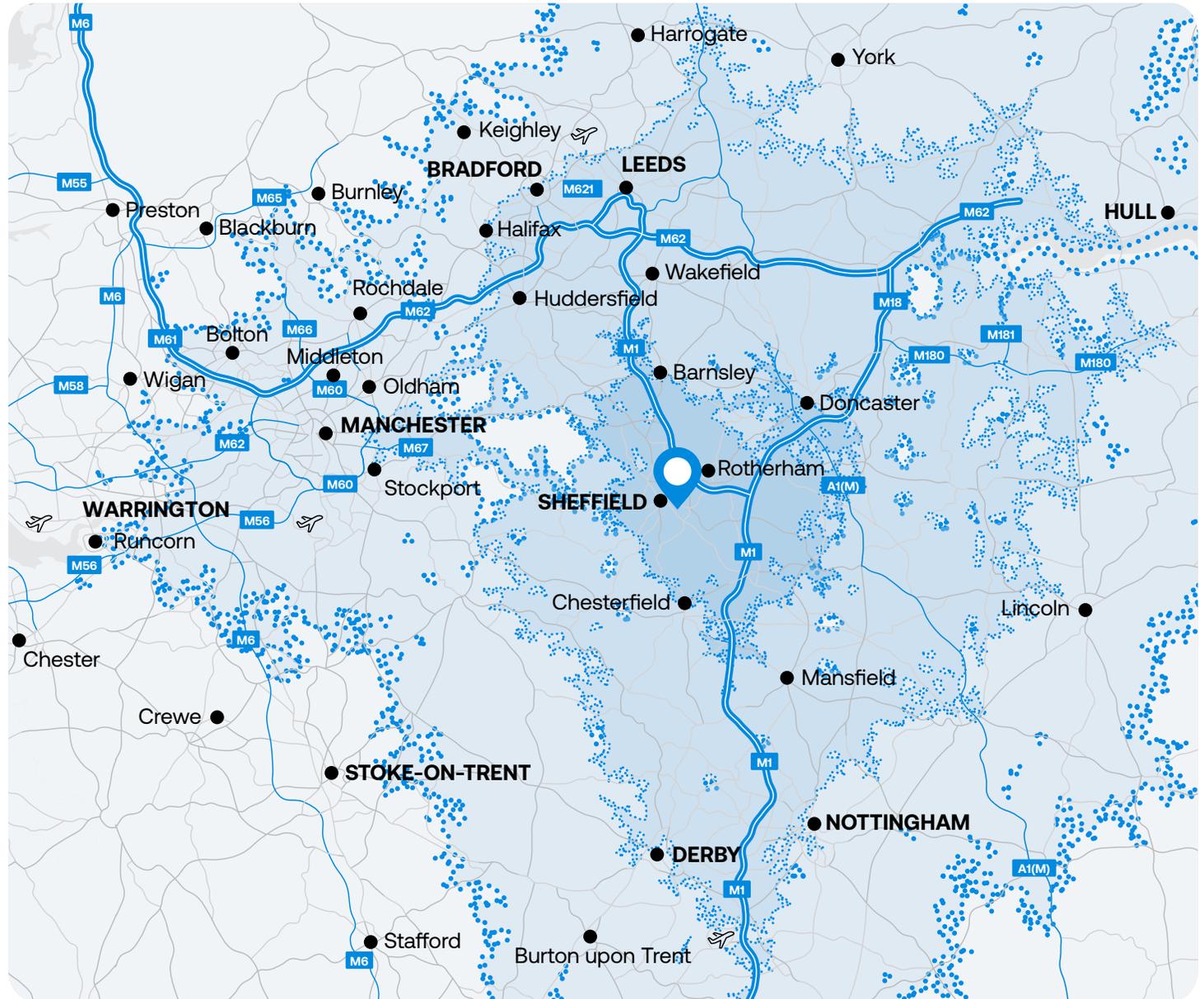
Car drive times

30mins

60mins

90mins

# Drive times



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Book a viewing

## **Mileway**

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## **Further information:**

### **Terms**

The Property is available on a new Full Repairing and Insuring lease

### **Rent**

On application.

### **EPC**

B33

### **VAT**

The property is elected for VAT.

### **Legal Costs**

All parties will be responsible for their own legal costs in the transaction.

### **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, the successful party will be required to provide two forms of identification and confirmation of the source of funding.

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