



Industrial Units

Size 12,915 sq ft (1,199 sq m)

- Close Links to Sheffield & J33 M1
- 5.2m Eaves
- Detached with Self Contained & Secure Yard

Industrial Units – To Let

Size – 12,915 sq ft

Location

The premises are located on Parkway Link Industrial Estate, accessed via Kettlebridge Road, which in turn provides direct access to the A57 Sheffield Parkway approximately one mile distant. The A57 links Sheffield city centre with the M1 motorway at Junction 33.

Description

- Detached Unit
- Approximately 17ft (5.2m) to eaves
- Two electric roller shutter doors approximately 13ft 5" (4.1m) wide by 16ft 4" (5.0m) high
- High bay lighting

Internal ground floor offices:

- Toilet and toilet facilities
- Security shutters to office entrance and windows
- Parking to front elevation
- Secure yard

Accommodation

Following previous measurements taken on site the property benefits from the following Gross Internal Area (GIA):

Area	Sq M	Sq Ft
Warehouse GF	1,151	12,393
Offices and Mezzanine	48	522
Total	1,199	12,915

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

Sub Lease/Assignment available or new FRI Lease Terms to be agreed subject to landlords consent. **Quoting £4.95 psf**



EPC

Available on request.

Further Information

For further information please contact the below.

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Date of Particulars

March 2020



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