



## Modern High Quality Unit - To Let

60,619 Sq Ft (5,631.51 Sq M)

- Detached Unit with Dedicated & Secure Yard
- 9.55m Eaves
- Established Location close to Sheffield & J33

# Modern High Quality Unit - To Let

## 60,619 Sq Ft (5,631.51 Sq M)

### Location

The premises are located on Parkway Drive, on the established Parkway One Business Park. The property benefits from immediate access to the Sheffield Parkway (A57), which in turn provides access to Junction 33 of the M1 Motorway approximately 4.5 miles to the North East and Sheffield City Centre approximately 3.8 miles to the South West of the property.

The unit is suitably located with fantastic links to the local labour force and beyond to Leeds (35 miles, Manchester (42 miles and Birmingham (87 miles).

### Description

The property provides modern detached dual pitched steel portal frame unit, with quality integral office accommodation. Externally the unit provides 2 dedicated yard areas and parking area, which is secured with a perimeter palisade fence.

Access to the warehouse section is via multiple loading door entrances, leading from the 2 yard areas. A separate personnel access leads from the car parking area to the reception/office section.

The property provides an impressive eaves height of 9.55m, which extends to 10.80m at the apex.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 7	60,619	5,631.51
<b>TOTAL</b>	<b>60,619 SQ FT</b>	<b>5,631.51 SQ M</b>

### Terms

FRI Terms to be agreed - Quoting £482,500 pa.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

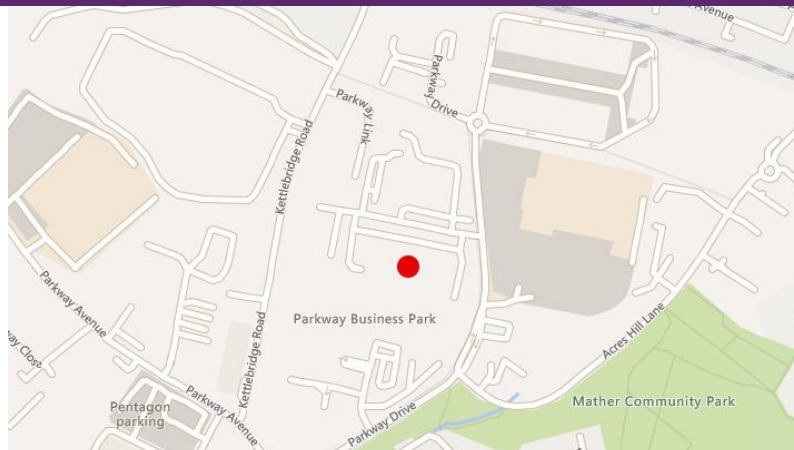
### Rateable Value

Rateable Value - £320,000

Payable based on 0.546p in the £ - £174,720.

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: [ed@cpp.uk](mailto:ed@cpp.uk)

T:

M:

E: \_

February 2025