

Unit 7, Parkway Drive Sheffield Sheffield S9 4WU



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

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
TOTAL	60,619 SQ FT	5,631.51 SQ M

Terms

VAT

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

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 bare 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 M: E: ed@cpp.uk

February 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.