

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 property comprises a modern unit which has been extensively refurbished.

The building is of steel portal frame construction with clad elevations beneath a pitched clad roof. 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.

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



Three-phase
power



Two storey office



Large secure yard
and car parking



Staff welfare
facilities



Gated with 24-hour
access

Site plan & accommodation



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



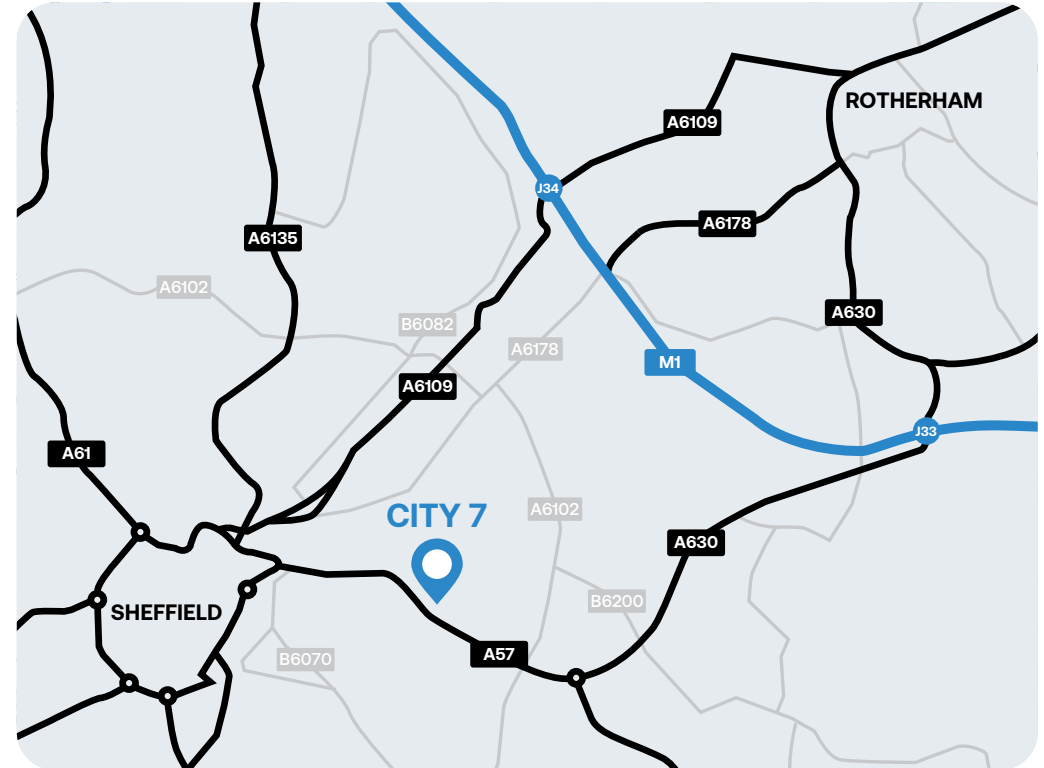
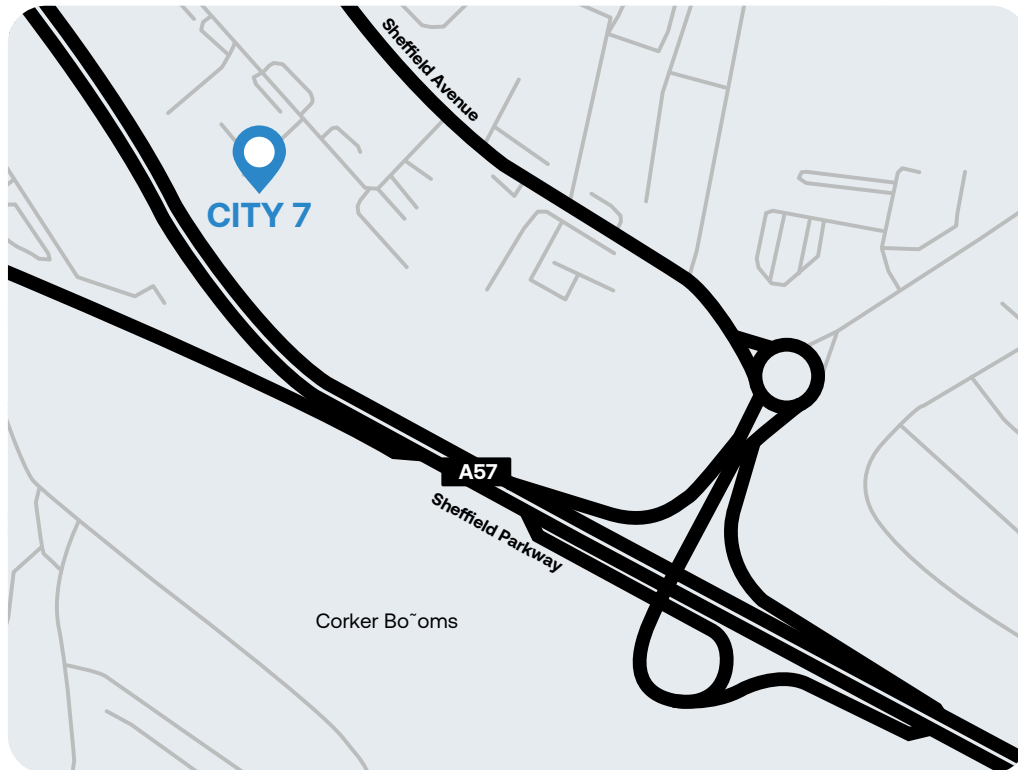




Location

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.

Drive times

Destination

Time

Sheffield City Centre

10 mins

Doncaster

30 mins

Leeds

45 mins

Hull

75 mins

Manchester

90 mins

M1

10 mins

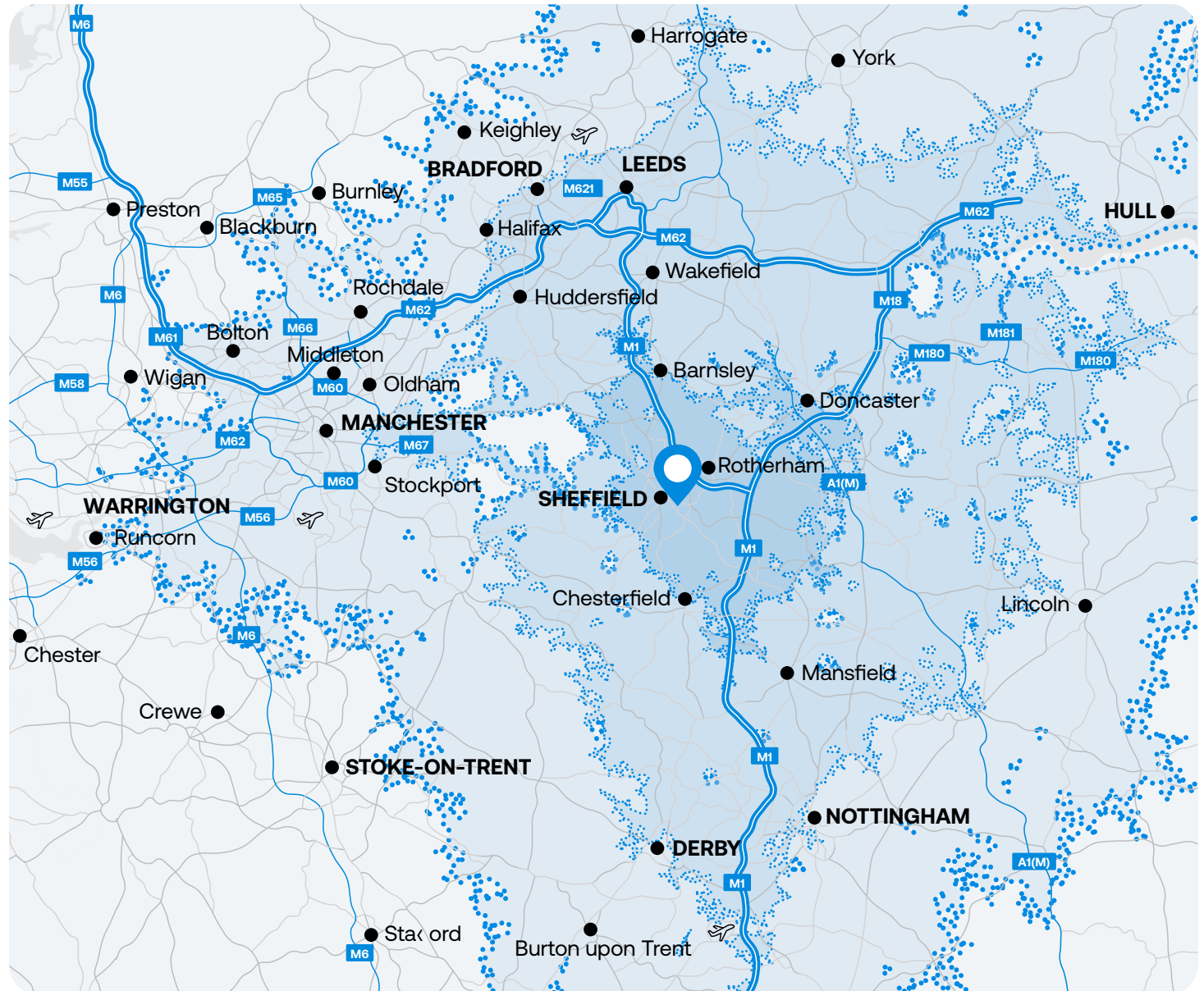
A1

30 mins

M62

45 mins

Car drive times

☒ 30mins☐ 60mins☐ 90mins

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[Book a viewing](#)

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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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