



## Refurbished Industrial Unit To Let 12,709 Sq Ft (1,180.67 Sq M)

- Edge of City Centre
- Established Trade Location
- Close to Sheffield Centre/Penistone Road



# Refurbished Industrial Unit To Let

## 12,709 Sq Ft (1,180.67 Sq M)

### Location

Parkwood Industrial & Trade Park is a multi unit Industrial Estate fronting on to Oakham Drive and Welland Close within the Neepsend area of Sheffield. The estate is accessed off the B6070 (Rutland Road) which provides direct access on the A61 (Penistone Road) the main arterial route through Sheffield, providing easy access into Sheffield City Centre and out to the M1 Motorway at Junction 34.

### Description

Parkwood Industrial & Trade Park provides 26 units arranged in five terraces and extending to approximately 205,917 sq ft. Unit 8-10 is a 12,709 sq ft high quality warehouse / trade unit with 6.1m minimum eaves height and office accommodation.

### Accommodation

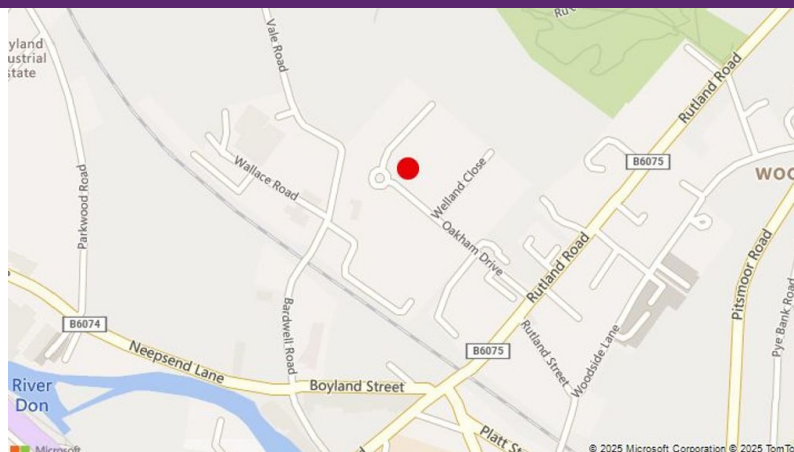
DESCRIPTION	SQ FT	SQ M
Ground Floor	6,421	596.51
<b>TOTAL</b>	<b>12,709 SQ FT</b>	<b>1,180.67 SQ M</b>

### VAT

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

### 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

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