



Prime Warehouse Unit

103,179 Sq Ft (9,585.33 Sq M)

- Immediately Available
- Excellent Yard Area
- Excellent Transport Links

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Location

The subject premises is located on Parkway Rise, which is a prime commercial location close to Sheffield City Centre & J33 of the M1 Motorway. The property is ideally positioned to benefit from easy access to Sheffield City Centre (approximately 2 miles away) and out to J33 M1 Motorway, approximately 5 miles to the east, accessed via the A57 Sheffield Parkway. The location is established and considered one of the prime locations given the proximity to labour, road networks and other established businesses.

Description

The property comprises a modern detached, high bay warehouse with a two storey office block at the front elevation.

To the side elevation is a substantial hard standing yard that provides excellent loading and vehicle circulation.

The property benefits from:

- > Air Conditioned Offices
- > Canteen & Locker Rooms
- > 9.2m Eaves Height
- > 5x full height ground level-access doors
- > 1x Dock level-access door
- > Large Car Park for approx 86 cars
- > Loading Canopy of 5,852 sq ft (not included within GIA)

Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	91,247	8,476.85
GF & FF Offices	6,907	641.66
GF & FF Ancillary	5,025	466.82
TOTAL	103,179 SQ FT	9,585.33 SQ M

Terms

FRI Lease terms to be agreed quoting £8.25 per sq ft.

VAT

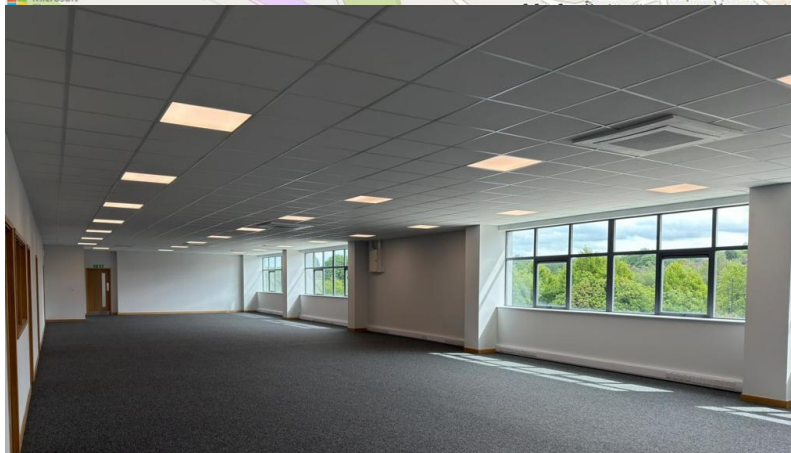
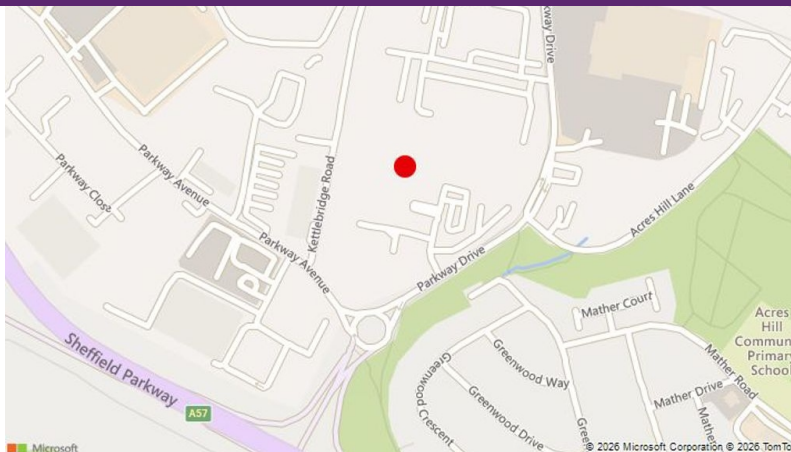
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Current RV of £555,000 with a payable amount (based on a UBR of 48p in £ at £266,400 pa.

EPC Rating

D (85) - Full 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

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