

parkwood trade quarter

WELLAND CLOSE ■ RUTLAND ROAD ■ SHEFFIELD ■ S3 9QX

CANMOOR



Modern Trade / Warehouse Units 7,290 sq ft (677 sq m) **TO LET**

- Sheffield's premier trade destination
- Full height roller shutter doors
- Large shared yard
- Fully refurbished units
- Excellent road access
- Office accommodation
- 6.1m eaves height
- Three phase electricity

 **HOWDENS**

 **TOOLSTATION**

 **EDMUNDSON
ELECTRICAL**

 **CCF**

 **plumbworld**
Big brands, small prices.

 **seven day**
WINDOWS • DOORS • CONSERVATORIES

 **GSF**
CAR PARTS

SHEFFIELD

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SHEFFIELD



Local occupiers include



DESCRIPTION

Parkwood Trade Quarter is a 26-unit, five-terrace industrial and trade estate totalling approximately 205,917 sq ft. This terrace provides 10 trade counter and warehouse units, with available space from 6,421 sq ft.



HIGH BAY
LIGHTING



EXCELLENT
ROAD ACCESS



THREE PHASE
ELECTRICITY



6.1M MINIMUM
CLEAR INTERNAL
EAVES HEIGHT



OFFICE
ACCOMMODATION



CONNECTIONS
TO ALL MAINS
SERVICES



HIGH QUALITY
OPEN SPAN
WORKSHOP SPACE



FULL HEIGHT ROLLER
SHUTTER DOORS



NEW LED
LIGHTING



LARGE SHARED
YARD



FULLY REFURBISHED
UNITS

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LOCATION

Parkwood Trade Quarter is a multi unit Industrial and Trade Estate off Rutland Road within the Neepsend area of Sheffield. The estate is accessed off the B6070 (Rutland Road) which provides direct access to 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 33, 34 and 36. The surrounding area is an established commercial location, home to a number of well known industrial and warehouse and trade occupiers.

COMMUNICATIONS

Sheffield	0.5 miles
J33 M1	4 miles
J34 M1	4 miles
J36 M1	9 miles
Doncaster	22 miles
Wakefield	23 miles
Leeds	33 miles
Manchester	40 miles
Liverpool	77 miles
Birmingham	86 miles



FURTHER INFORMATION

For further information on available units please contact the joint agents:



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