

# parkwood trade quarter

OAKHAM DRIVE ■ RUTLAND ROAD ■ SHEFFIELD ■ S3 9QX

CANMOOR



## Modern Industrial / Trade / Warehouse Units 4,000 - 12,605 sq ft **TO LET**

- High quality open span workshops
- 6.1m minimum clear internal eaves height
- Excellent road access
- High bay lighting
- New LED lighting
- Three phase electricity
- Office accommodation
- Sheffield's premier trade destination

 **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 17 industrial and trade units, with availability ranging from 4,000 to 12,605 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 REFINISHED 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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