



To Let - Secure Industrial Unit 11,023 Sq Ft (1,024.04 Sq M)

- Close to Sheffield City Centre
- Excellent Access to Sheffield Parkway - A57
- Secure Location

To Let - Secure Industrial Unit

11,023 Sq Ft (1,024.04 Sq M)

Description

Location

The subject premises are situated on Kettlebridge Road, Sheffield. Sheffield City Centre is located 2 miles to the East and Junction 33 of the M1 is approximately 5 miles to the West of the premises. The unit forms part of the Parkway Works business park, which is a multi tenanted business park providing a manned security gate entrance.

Description

The property comprises a majority single storey industrial unit and associated external area. The unit provides multiple loading door access and integral office accommodation spread over 2 floors.

Externally the unit provides a shared yard.

Accommodation

The property comprises a single story industrial unit surmounted beneath a pitched roof. Entrance to the warehouse section is via a roller shutter entrance with a separate entrance to the gable end.

A separate personnel entrance leads to a two story office section to the front of the unit. Externally the unit forms part of the Parkway Works site which provides shared hardstanding/parking areas.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	11,023	1,024.04
TOTAL	11,023 SQ FT	1,024.04 SQ M

Terms

FRI Terms to be agreed

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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