



Sheffield Wholesale Market, Parkway Drive,
Sheffield, S9 4WN
#9777/2023H

Sheffield Wholesale Market

Parkway Drive, Sheffield, S9 4WN



Agreement

To Let



Detail

Industrial



Rent

From £5,000 - £80,000 pax



Size

From 139 - 927.64 sq m
(1,498 - 10,000 sq ft)



Location

Sheffield, S9 4WN



Property ID

#9777/2023H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

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Surveyor

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Property

The opportunity comprises a range of modern industrial units arranged in a U shape at the eastern end of the estate. Each unit benefits from both front and rear loading areas with access via a central service yard.

Each unit also benefits from 6m to haunch, WC/staff facilities, allocated car parking and ample space for loading/circulation.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 5D	139	1,498
Unit 7A	567	6,100
Unit 7B	362	3,900

Energy Performance Certificate

Rating: Unit 5D - E121
Unit 7A - C70
Unit 7B - D91

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Unit 5D	£5,000 per annum exclusive
Unit 7A/7B	£80,000 per annum exclusive

Town & Country Planning

We understand that the units have various consents for uses falling within Classes E(g) (iii) (Industrial Processes), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own enquiries to the Local Planning Authority.

Rates

Charging Authority:	Sheffield City Council
Description:	Warehouse and Premises
Rateable value:	Unit 5D £16,850 Unit 7A £32,750 Unit 7B £24,250
UBR:	0.512
Period:	2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Services

We understand that mains supplies of drainage, water and electricity are available and connected to each unit. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

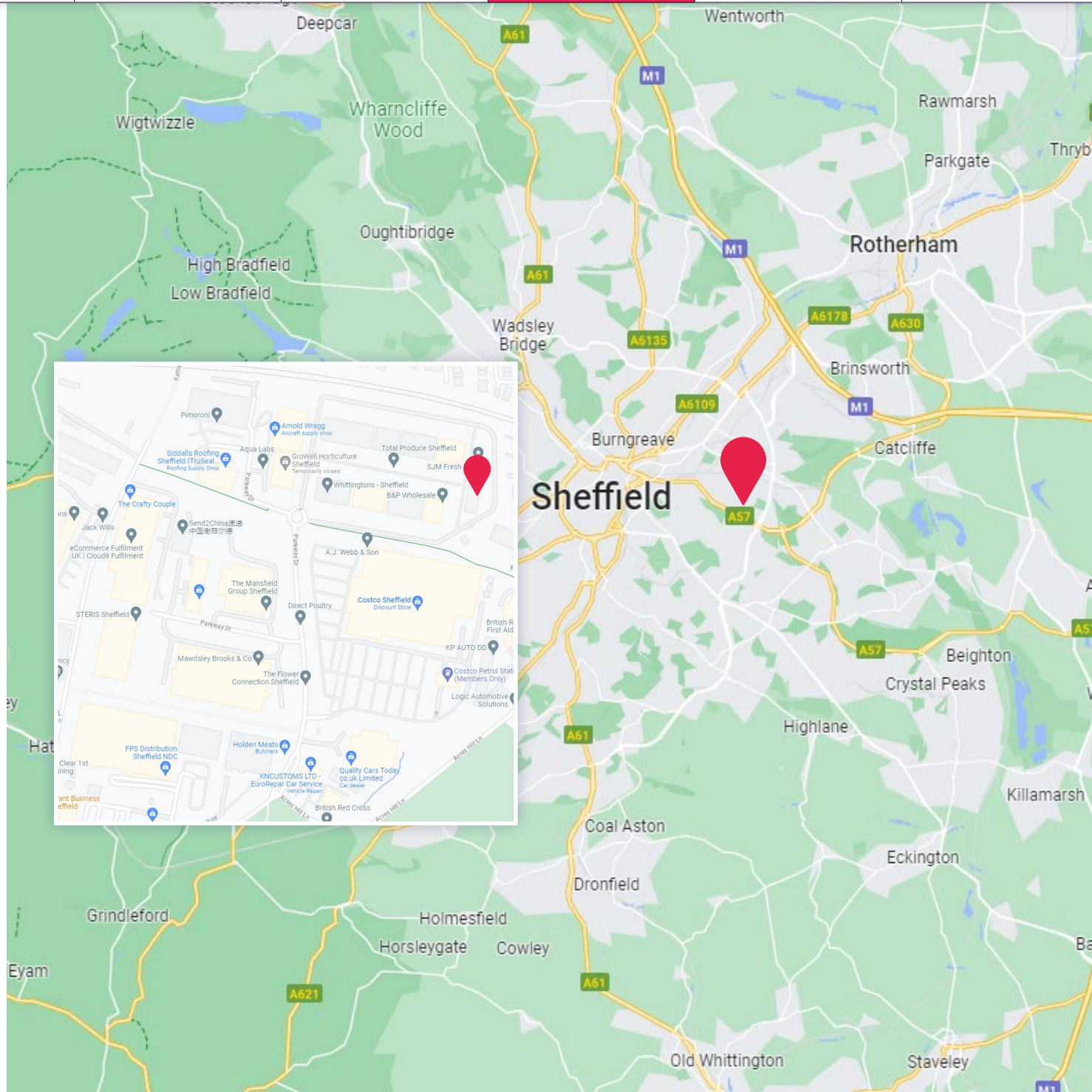
Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

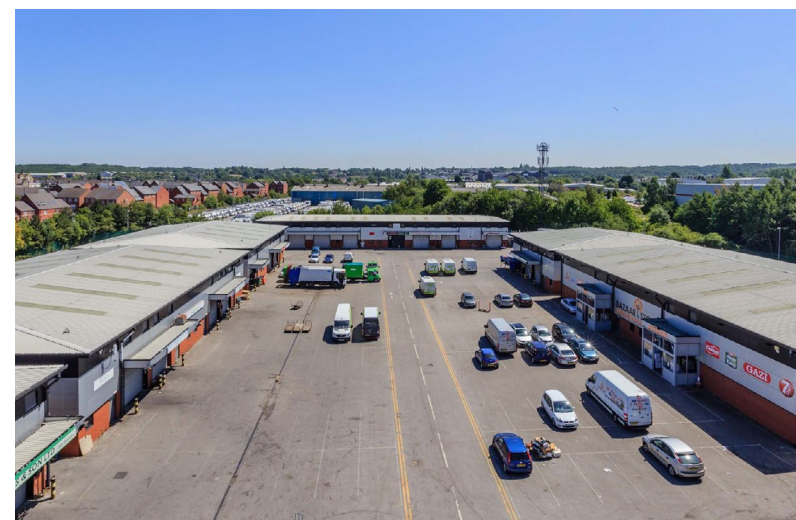
Location

The property forms part of the Parkway Industrial Estate, an industrial warehouse scheme within one of Sheffield's largest industrial areas.

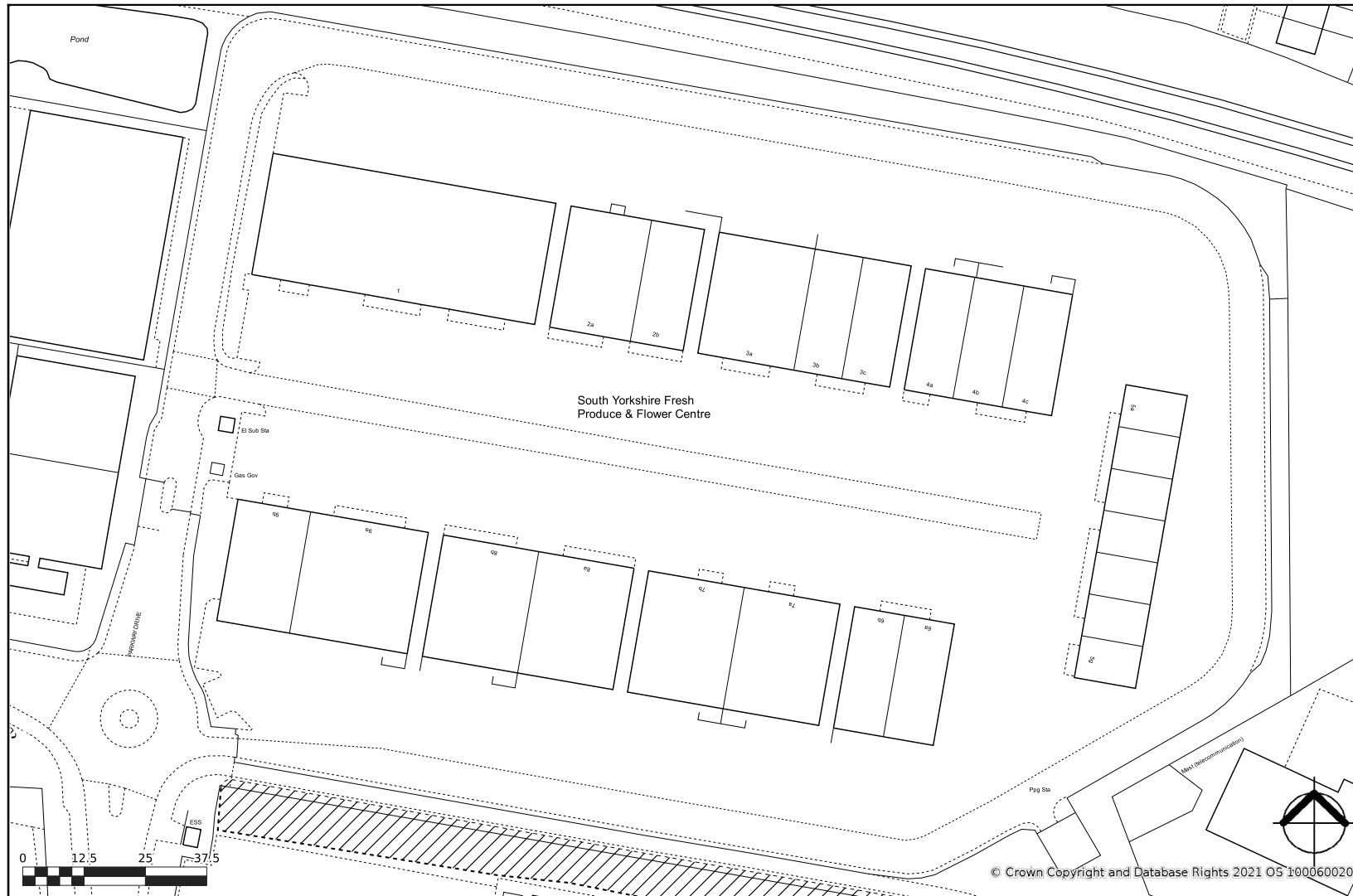
There are a number of neighbouring national operators, including Costco, HSS Hire and MKM Building Supplies.







Parkway Business Park, Parkway Drive, Sheffield, S9 4WU



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Plotted Scale - 1:1,250