

**Mileway**

# City 7 Sheffield

Available to Let  
Warehouse  
59,864 sq ft ( 5,562 sq m )



6 full loading doors



Two storey office



LED lighting



5.5 m eaves height



Secure yard and parking



Self contained secure site



# City 7

1 Parkway Close, Parkway Avenue Sheffield S9 4WJ



## Description

The building is of steel portal frame construction with clad elevations beneath a pitched roof clad roof incorporating translucent light panels.

Internally, the property offers unrestricted open warehouse accommodation across two bays, delivered to a specification to include concrete floor, 5.5m clear working height to the underside of the haunch, suspended LED lighting and 6 ground level full height loading doors.

Modern two storey office and staff welfare facilities including open plan office space, staff canteen / breakout and WCs are accessed via a personnel entrance / reception to the front of the building.

Externally, the property benefits from a large secure yard and car parking within a site extending to 2.95 acres.

## Location

The property is located in a prime position offering direct access to the A57 Sheffield Parkway, which in turn links with Sheffield City Centre (1.5 miles to the west) and J33 of the M1 motorway (4 miles to the east). Sheffield Train Station is 1.5 miles away.

The surrounding area forms a well-established and popular business location with a number of well known industrial, distribution, trade and retail occupiers nearby including the likes of Howdens, Costco, HSS Hire and Europcar.

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[mileway.com](https://www.mileway.com)

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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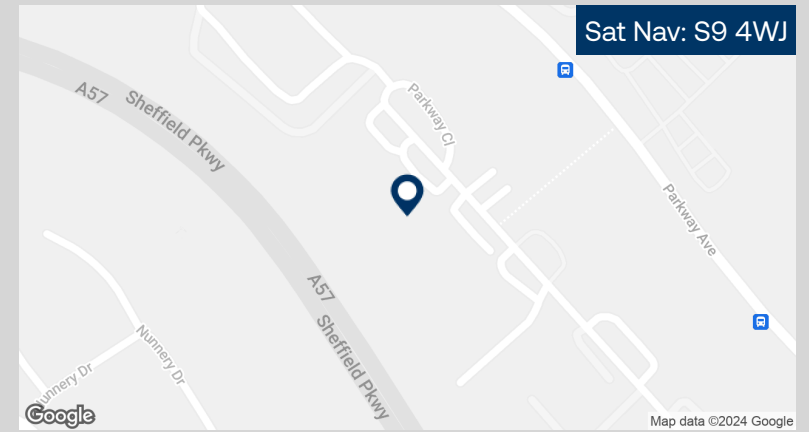
## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**CPP**  
**Ed Norris**  
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 0114 273 8857



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
City 7	Warehouse	59,864	5,562	Immediately
Total		59,864	5,562	

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