



### **Modern Industrial Unit**

## **Parkway One, Parkway Industrial Estate, Sheffield**

### **To Let**

- 27,095 sq ft (2,517.13 sq m)
- Modern industrial unit with high quality ancillary offices
- Superb access to Sheffield City Centre and the M1 Motorway
- Large secure yard

**Tim Bottrill**

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## Location

Parkway One is located on the established Parkway Industrial Estate, which is accessed directly from the Sheffield Parkway (A57).

The property is situated approximately 2 miles east of Sheffield City Centre and approximately 4 miles from Junction 33 of the M1 Motorway.

## Description

The property comprises a modern purpose built detached industrial/distribution warehouse with two storey ancillary office accommodation:-

- Eaves height of 6.1 meters
- Access via two ground floor level loading doors
- Large secure yard

## Accommodation

The accommodation is measured on a gross internal floor area as follows:-

Description	Sq M	Sq Ft
Warehouse	2,156.36	23,211
Ground Floor Office	180.39	1,942
First Floor Office	180.39	1,942
<b>Total</b>	<b>2,517.14</b>	<b>27,095</b>

## Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent available on application.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the lease.

## Viewing

By prior arrangement with the joint lettings agent Knight Frank (0114 2729750) or our joint agent DTZ (0113 2543047).



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