



PARKWAY WORKS

Kettlebridge Road,
Sheffield S9 3AJ

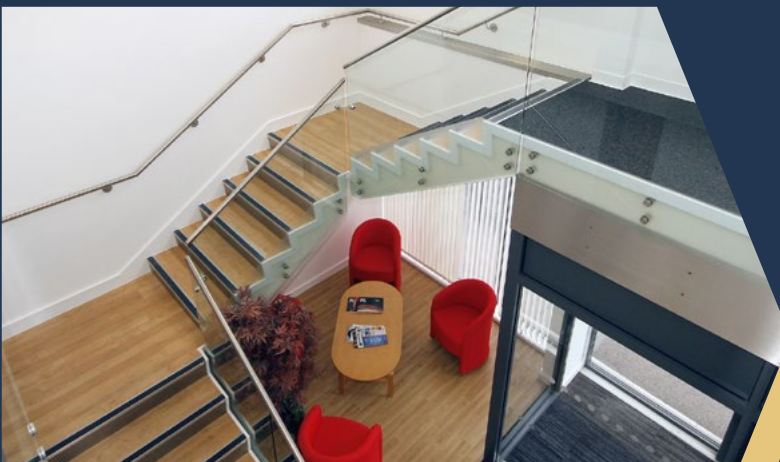


24HR Secure Access

**2,833–10,537 SQ FT OF HIGH QUALITY,
SPACIOUS, MODERN OFFICE PROPERTY
TO LET WITH EXCELLENT TRANSPORT
LINKS OFF THE SHEFFIELD PARKWAY.**



Large Open Plan Floorspace



Large, Secure Car Park With A Ratio Of 5 Spaces Per 1,000 Sq Ft

THE PROPERTY COMPRISES A MODERN OFFICE BUILDING, SITUATED WITHIN A PRIVATE MULTI-TENANTED ESTATE. THE PROPERTY HAS ACCOMMODATION OVER THREE LEVELS AND IS ACCESSED VIA A SHARED RECEPTION AREA.

The property has recently undergone a substantial refurbishment and includes:

- Air conditioning
- Open plan or ready partitioned suites available
- Perimeter trunking
- Modern toilet facilities on all floors
- Staff showers
- Solar tinted double glazing
- Intruder and Fire alarm
- 24 hour on site security



Flexible Office Space

ACCOMMODATION

Ground Floor Right Wing	2,833 Sq Ft	263.2 Sq M
First Floor Central Wing	3,679 Sq Ft	341.8 Sq M
First & Second Floor Right Wing	4,025 Sq Ft	373.9 Sq M
TOTAL	10,537 SQ FT	978.9 SQ M



Highly Accessible Location (Sat Nav: S9 3AJ)

LOCATION

The subject premises are situated on Kettlebridge Road, immediately off Parkway Avenue and Sheffield Parkway, which is the main arterial route from Sheffield City Centre, out to J33 of the M1 Motorway.

Sheffield City Centre is located 2 miles to the East. Junction 33 of the M1 is within 5 miles to the West. Meadowhall is located 3 miles to the North.

EPC RATING

Available upon request.

RATEABLE VALUE

Occupiers are advised to make their own enquires with regard to the Rateable Value of the property. Further details can be found at www.gov.uk/correct-your-business-rates.

TERMS

The suites are available to let by way of a new lease on terms to be agreed, either as a whole or on a suite by suite basis.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



Modern Toilet Facilities



FOR VIEWINGS AND FURTHER INFORMATION PLEASE CONTACT ROB DARRINGTON (ROB@CPPARTNERS.CO.UK) OR PETER WHITELEY (PETER.WHITELEY@KNIGHTFRANK.COM)

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