

CITY

CITY PARKWAY

PARKWAY AVENUE | SHEFFIELD | S9 4WA

COMPETITIVELY PRICED SECURE FIRST FLOOR STORAGE SPACE
OR CAR PARK FOR 90+ VEHICLES
TO LET 24,220 SQ FT (2,250 SQ M)

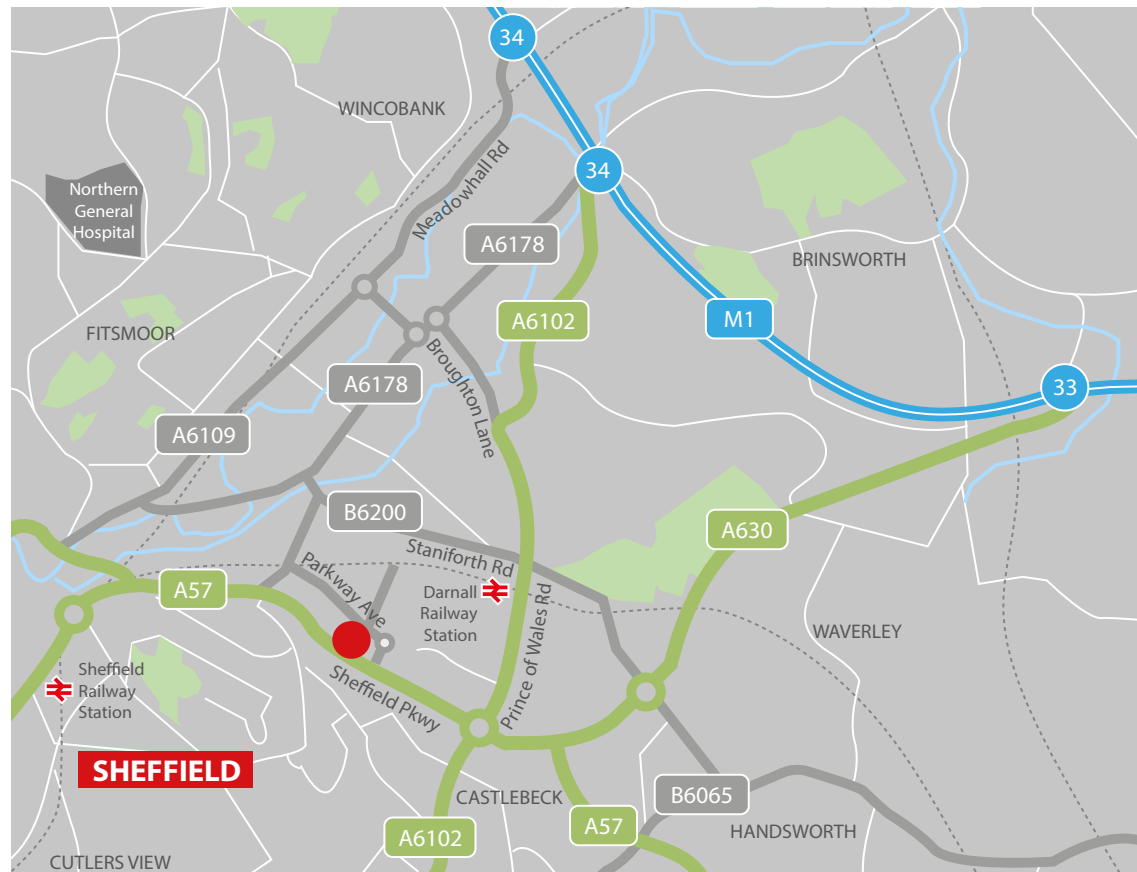
LOCATION

Directly off Sheffield City Parkway (A57) at the wholesale markets turnoff and forming part of the successful City Parkway development on the old YEB headquarters site.

Others occupiers include HSS Hire Shops, Jewson's Builders Merchants whilst Pentagon Motor Group have a major presence on the site and have just taken a further 2 acres for car sales and display on the front of the site. Booker Macro and Costco lie close by.

DRIVE TIMES:

M1 (J33)	4 MILES (6 KM)	5 MINS
M18	13 MILES (21 KM)	15 MINS
A1 (M)	17 MILES (28 KM)	20 MINS
M62	35 MILES (56 KM)	35 MINS
M60	59 MILES (95 KM)	1HR 24 MINS





- 1
- 2
- 5

Pentagon
Motor Group

- 4

CITY 4 CAR PARK
TO LET
24,220 SQ FT
(2,250 SQ M)

- 4

ES Hire

JEWSON

- 6

HOWDENS
JOINERY CO.
MAKING SPACE MORE VALUABLE

Alan Howard
www.alanhoward.co.uk

DESCRIPTION

A totally secure first floor former car park, now fully enclosed and with it's own dedicated vehicular ramp access, protected via a ground floor roller shutter door. The space has been totally re-furbished and includes new lighting together with external cladding and a new insulated roof. The landlord is prepared to undertake further enabling work to a tenant's agreed specification, subject to Lease term and covenant

Appropriate uses might include:

- Domestic and/or commercial vehicle storage and or sales such as internet car sales
- Clean light industrial/manufacturing uses
- Medical equipment storage and distribution
- Document archive or self-storage
- Bespoke secure clean open plan manufacturing/warehouse space
- Many other uses possible i.e. leisure, retail etc, subject to appropriate consents

ACCOMMODATION

The building provides the following approximate floor area:

	SQ FT	SQ M
TOTAL	24,220	2,250

As a pure car park, the premises can accommodate approx. 90 domestic vehicles.



RATING

The premises will require a new rating assessment for business rating purposes.

LEASE/TENANCY AGREEMENT

The premises are available, either as a whole or part on a new lease for a term to be agreed.

ANNUAL RENT

Full details on request and dependent on proposed fit out expenditure, lease term and covenant.

VIEWING

Is by prior appointment via the sole retained agents:-



Alastair Campbell
alastair@campbell-co.co.uk
07774 275 273



Rebecca Schofield
rebecca.schofield@knightfrank.com
07776 172 123