



### Industrial / Warehouse Unit

Unit 7, Parkway Works, Kettlebridge Road, Sheffield, S9 3AJ

### To Let

- 4,892 sq ft (454.5 sq m)
- Excellent access to Sheffield Centre and Junction 33
- Roller shutter access door
- Hardstanding / yard area

**0114 272 9750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
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## Location

The subject premises are situated on Kettlebridge Road, Sheffield. Sheffield City centre is located approximately 2 miles to the East and Junction 33 M1 is located approximately 5 miles to the West.

The unit forms part of the Parkway Works Business Park, which is a multi-tenanted Business Park. Occupiers include Jack Wills, Fisc and Acis.

## Description

Unit 7 comprises a single storey industrial unit and associated yard. The unit is constructed of a steel portal frame unit, with brick / blockwork and profile clad elevations, with pitched and profile clad roof.

Access to the unit is via a roller shutter (electric) entrance and also separate personnel entrance, which leads to an open warehouse.

Externally, the unit provides a shared yard with car parking.



## Accommodation

Description	Sq M	Sq Ft
Unit 7	454.5	4,892

## Terms

The property is available by way of a new lease on terms to be agreed.

## Quoting Rent

£22,000 per annum exclusive of VAT, rates, service charge and services.

## Service Charge

There is an estate service charge to maintain common areas and gate house / security.

## EPC Rating

The property has an EPC Rating of D. Full EPC available upon request.

## VAT

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

## Business Rates

Occupiers are responsible for their own business rates.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact joint agents:

Knight Frank – Peter Whiteley  
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Brochure: 14 May 2019  
Photographs: May 2019

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