

# Mileway

← To M1 J33

A57  
Sheffield  
Parkway

To Sheffield  
City Centre →

Europcar

Pentagon

Jewson

Howdens

Parkway  
Avenue

Burton  
Roofing

Parkway  
Drive

FPS

Kettlebridge  
Road

The  
Mansfield  
Group

**To Let** Modern Industrial  
Warehouse Accommodation  
**5,662 - 24,912 sq ft**  
(526.02 - 2,314.34 sq m)

# Parkway Link

KETTLEBRIDGE ROAD SHEFFIELD S9 3AJ

**Under Extensive Refurbishment**

Available To Let  
individually or together

Ideal location adjacent to the  
A57 Sheffield Parkway

Easy access into Sheffield City Centre  
and to the M1 J33





## Under Refurbishment

### Description

Parkway Link comprises an estate of 9 units and benefits from being ideally situated just off the A57 Sheffield Parkway within an established industrial location.

Units 1 – 4 are undergoing extensive refurbishment to provide modern industrial warehouse accommodation, that could also suit trade counter use. The units refurbishment will include a new overclad roof and elevations, full internal redecoration, new LED lighting to the warehouse and refurbished office and WCs.

### Specification

Upon completion the units will provide the following features:-



New overclad roof and elevations



New LED lighting to the warehouse



Full height roller shutter loading door



4.6m clear internal height rising to 6.2m



Indicative internal image



Internal and external redecoration



Connections to all mains services



Refurbished office and WCs



Good size loading and parking area



## Siteplan



## Terms

The units are available individually or can be combined and are available to let by way of a new lease on terms to be agreed.

## Quoting Rent

Upon application.

## Service Charge

There is an estate service charge payable to cover maintenance of common areas.

## EPC Rating

Upon request following completion of the refurbishment.

## Accommodation

The units provide the following GIA floor areas (subject to measurement post refurbishment) The units are available individually or can be combined to accommodate larger requirements.

Unit 1	5,662 sq ft	526.02 sq m
Unit 2	6,040 sq ft	561.12 sq m
Unit 3	6,828 sq ft	634.3 sq m
Unit 4	6,382 sq ft	592.9 sq m
<b>Total GIA</b>	<b>24,912 sq ft</b>	<b>2,314.34 sq m</b>



# Under Refurbishment

## Location

Located on Kettlebridge Road, Parkway Link is ideally positioned to benefit from easy access to Sheffield City centre (approximately 2 miles away) and out to the M1 (J33) motorway, approximately 5 miles to the East accessed via the A57 Sheffield Parkway.

The surrounding area is an established industrial, warehouse and trade location home to occupiers including Jack Wills, Costco, HSS, Burton Roofing and Howdens.



● Parkway  
● Link

## Legal Costs

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

## Further Information

**Rebecca Schofield**  
 0114 253 7194  
[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

**John Jarman**  
 0114 241 3910  
[john.jarman@knightfrank.com](mailto:john.jarman@knightfrank.com)

**Ed Norris**  
 0114 270 9168  
[ed@cppartners.co.uk](mailto:ed@cppartners.co.uk)

## Drive Times

Town / City	Road	Rail
Rotherham	7.4 miles / 12 mins	16 mins
Barnsley	19.6 miles / 26 mins	29 mins
Doncaster	20.7 miles / 28 mins	40 mins
Leeds	39.4 miles / 48 mins	1 hr 28 mins
Manchester	48.2 miles / 1hr 22 mins	1 hr 28 mins
London	164.9 miles / 3 hrs 8 mins	2 hrs 19 mins

## VAT

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

## Business Rates

Occupiers are responsible for their own business rates.

**Mileway**

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 COMMERCIAL PROPERTY PARTNERS  
**0114 270 9168**  
[www.cpartners.co.uk](http://www.cpartners.co.uk)

  
 Sheffield  
**0114 272 9750**  
[KnightFrank.co.uk](http://KnightFrank.co.uk)