

# Parkway Link

Units 1-9, Parkway Link Kettlebridge Road Sheffield S9 3AJ

Warehouse | 5,179 - 11,536 ft<sup>2</sup>



Three-phase power



LED lighting



Secure car parking



Full height roller shutter door



Ground floor office

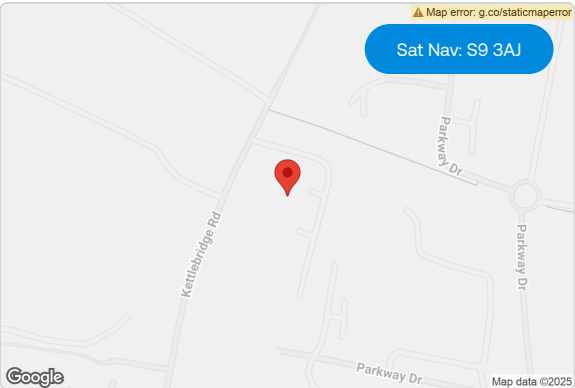


Easy access to M1 motorway

Available to Let



LastMileFirst | mileway.com



## Description

The available premises comprise of a modern terrace industrial / warehouse unit of steel portal frame construction with part-brick and part-metal profile clad elevations, set beneath a monopitch roof incorporating translucent roof panels. The property enjoys LED lighting throughout, three-phase power, roller shutter door access and ground floor office accommodation, alongside W/C facilities and a kitchenette. Eaves height 4.55m. The estate is fenced, secured and benefits from 24 hour access.

## Further information

### EPC

Unit 5 - D  
Unit 9 - D

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The premises are located on the Parkway Industrial Estate and benefits from immediate access to the Sheffield Parkway via Parkway Avenue. Sheffield Parkway itself provides a link to Junction 33 of the M1 Motorway 4.4 miles away, and also connects to Sheffield City Centre 3.4 miles away. The surrounding area is a very well established commercial location, and is home to occupiers including Jack Wills, Costco, Howdens and Pentagon Sheffield.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5	Warehouse	6,357	Immediately	4,635
Unit 9	Warehouse	5,179	02/03/2026	3,776
Total		11,536		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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**Ben Robinson**  
Mileway  
yorkshire@mileway.com  
0113 8683776

**Harry Orwin-Allen**  
Knight Frank  
Harry.Orwin-Allen@knightfrank.com  
0114 241 3912

**Kitty Hendrick**  
Knight Frank  
Kitty.Hendrick@knightfrank.com  
0114 241 3907

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