

Parkway Link

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

Warehouse | 5,179 - 6,357 ft²



Three-phase power



LED lighting



Secure car parking



Full height roller shutter door



Ground floor office

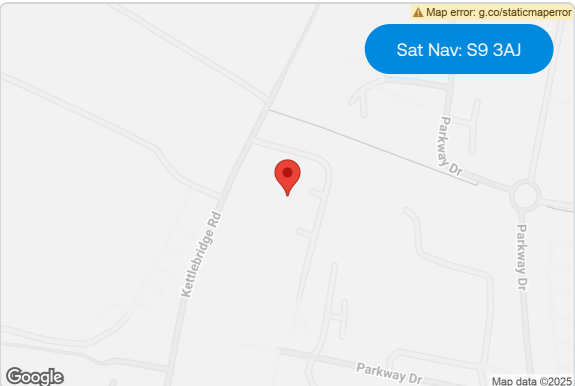


Easy access to M1 motorway

Available to Let



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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 - C
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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