

# 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



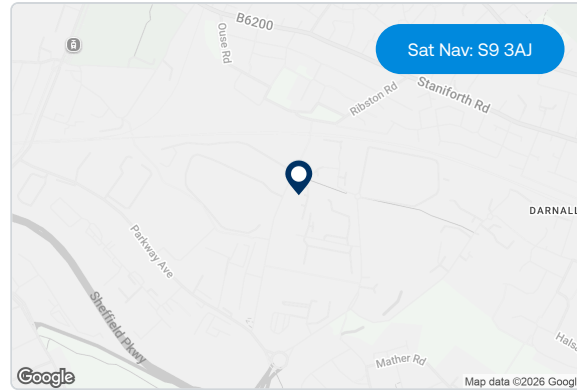
Easy access to M1 motorway



Fully refurbished

Available to Let





## Description

The available premises comprise of modern terrace industrial / warehouse units of steel portal frame construction with part-brick and part-metal profile clad elevations, set beneath a monopitch roof incorporating translucent roof panels.

The properties enjoy 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.

## Location

The estate 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5	Warehouse	6,357	Immediately	4,662
Unit 9	Warehouse	5,179	Immediately	3,798
<b>Total</b>		<b>11,536</b>		

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.

## 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.

[Book a viewing](#)

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