



SMC
Brownill
Vickers

To Let



High Spec Industrial / Warehouse Units within easy reach of Sheffield city centre

£26,000 – £50,000 per annum plus VAT

Units 1-2 Parkwood Business Park, 75 Parkwood Road, Sheffield, S3 8AL

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smcbrownillvickers.com

- High Specification industrial / warehouse unit
- Popular business park location within easy reach of Sheffield city centre & access to Penistone Road (just over 1 mile away)
- Incorporates flexible good quality office space which potentially could be used as additional storage
- Available on a new lease
- Consideration will be given for any interest as a single 3,450 sq ft unit



Description

Ground floor industrial/warehouse space with a high specification. Units 1-2 can be let as a whole (may consider splitting).

The Parkwood Business Park was completed in 2009, and the specification includes the following:-

- Underfloor gas fired heating from high efficiency boiler.
- 3 phases (100 amps per phase). 60kva per phase with extra capacity on site if required.
- High energy efficiency rating.
- Approximately 10% double skinned GRP roof lights.
- Secure site with 24/7 CCTV monitoring.
- Fitted burglar alarm.
- 6.1m eaves height
- Good quality office space at ground floor and first floor level

There is parking in front of each unit, and the remaining parking on the site is shared for communal use and visitors.

Location

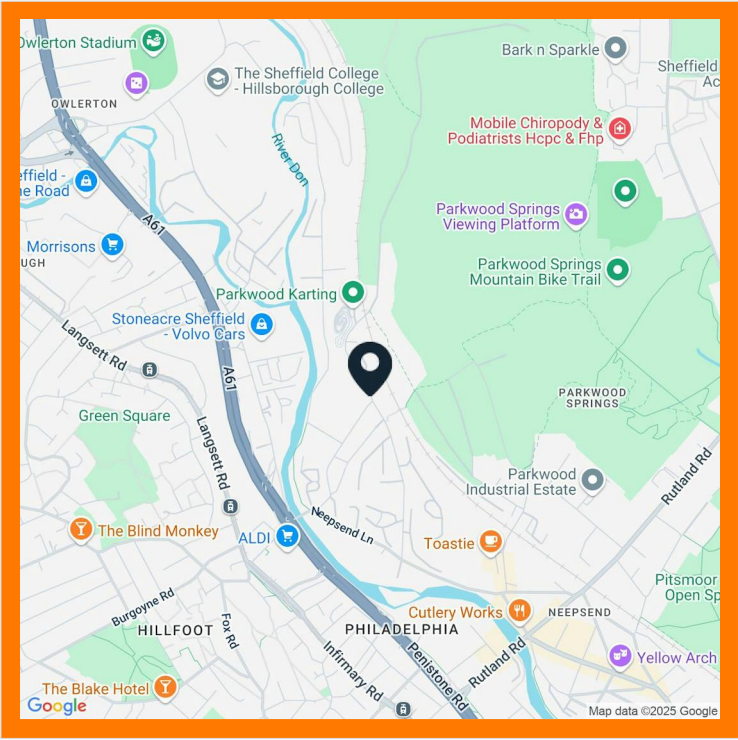
The Parkwood Business Park is situated approximately 1.3 miles from Sheffield City Centre, in an elevated situation visible from the heavily used Penistone Road.

Shalesmoor roundabout is approximately just over 1 mile away with access to the Sheffield city centre ring road. The property is accessed via Parkwood Road, which is located a short distance from Penistone Road (A61).

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Unit 1	3,450	320.52
Ground - Unit 2	3,450	320.52
Total	6,900	641.04



Rating Assessment

From the information obtain from the Valuation Office Agency website the demise is rated as follows:

Address: Units 1-2 Parkwood Business Park, Parkwood Road, Sheffield, S3 8AL
Description: Workshop and premises
Rateable Value: £35,750

We advise prospective parties to verify the rateable value and business rates payable by making their own enquiries with the local rating authority.

Lease Terms / Rent

The premises are available on a new full repairing and insuring lease on terms to be agreed.

£50,000 per annum exclusive for full double unit. We are informed VAT is payable on the rent.

The landlord would also consider interest as a single unit (3450 sq ft) at £26,000 pa plus VAT.

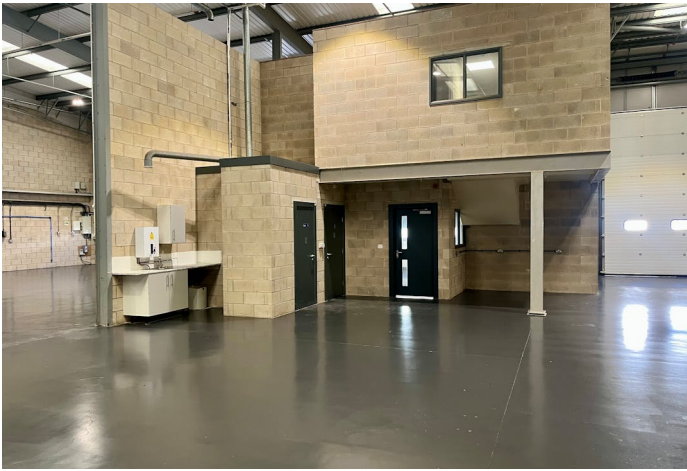
Service Charge

There will be a service charge for common parts and estate management.

Energy Performance Certificate

C (61)

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GF INTERNAL OFFICE
Ground floor office area to be built in 140 Topcrete blockwork. Internal doors to be paint grade solid core FD30S with smoke seal and vision panels in compliance with B.Regis AD B. Doors to be paint finished to contrast visually with the surrounding wall and with door furniture contrasting visually with the surface of the door, all in accordance with B.Regis AD M. Timber skirtings to office areas to be ex 25x125mm painted, architraves to be ex 25x100mm.
Internal window to office area to be timber frame, 1350mm x 900mm, glazed with Pilkington Pyroshield wired safety glass to achieve 30mins fire resistance in accordance with B.Regis AD B.

GF OFFICE CEILING/COMPARTMENT FLOOR
SC3 timber floor joists to be 200x50 @ 400 c/c to S.Engs design, with 22mm T&G flooring grade chipboard over, and under drawn with Class O/Class 1 15mm Prima Dune Plus 600mm x 600mm Armstrong suspended ceiling tile with retaining clips installed to manufacturers specification to give 1 hr fire resistance in accordance with B.Regis AD B

1F OFFICE
First floor office area compartment walls to be built in 140mm Topcrete blockwork to give min 1 hour fire resistance in accordance with B.Regis AD B2.

1F OFFICE CEILING/CEILING TO PROTECTED ESCAPE ROUTE
SC3 timber floor joists to be 175x50 @ 400 c/c to S.Engs design, with 22mm 22mm T&G flooring grade chipboard over, and under drawn with Class O/Class 1 15mm Prima Dune Plus 600mm x 600mm Armstrong suspended ceiling tile with retaining clips installed to manufacturers specification to give 1 hr fire resistance in accordance with B.Regis AD B. Timber joists to be fitted with restraint straps to blockwork all to S.Engs details.

PROTECTED ESCAPE ROUTE FLOOR
Floor to escape route to be SC3 timber floor joists 200x50 @400mm c/c to S.Engs design with 22mm T&G flooring grade chipboard over and under drawn with 2 x 12.5mm Gyproc fireline board to give 1 hour fire resistance in accordance with B.Regis AD B2

ESCAPE
Emergency lighting system to office area & protected escape route to be designed, installed & tested in accordance with BS 5266:Part 1 1999 with office Fire alarm system to be designed & installed in accordance with BS 5839:Part 1 2002 all in compliance with B.Regis AD B.
Walls to protected escape route to 1F office to be 1 hour fire resisting construction.
Horizontal escape distances from office area as indicated and in compliance with B.Regis AD B for Inner room condition.

TOILET AREAS
Toilet area layouts, drainage & ventilation previously approved under application Ref No:04/03460

STRUCTURE
Structural details to 1F office, protected stair and access balcony to S.Engs specification. All structural steelwork to be fire protected to provide 1 hour fire resistance in accordance with B.Regis AD B. Steel columns supporting protected escape route to be protected against vehicle impact to S.Engs details.

HEATING
Space heating and hot water system & associated plant to designed & installed in accordance with specialist M&E subcontractors details and to comply in all respects with B.Regis AD 1 & AD L2.

POWER & LIGHTING
Energy efficient lighting to be installed in accordance with specialist M&E subcontractors details and to comply in all respects with B.Regis AD L2.

VENTILATION
Ventilation to toilets previously approved under application Ref No:04/03460
Factory & office area ventilation to be installed in accordance with specialist M&E subcontractors details and to comply in all respects with B.Regis & AD F.
Windows within external wall to office areas open to provide purge ventilation at the rate of 1/20th of the floor area.
Refer to mechanical & electrical drawings

DOORS/INTERNAL WINDOWS
FD30/30S fire doors to be fitted where indicated to compartment walls and protected areas to provide min 30mins fire resistance & fitted with smoke seals and vision panels. Door closing devices to enable the opening force required to be within the limits set out in AD M.
Internal GF office window to have 6mm Pilkington Pyroshield clear wired glass or similar approved, glazed in accordance with manufacturers details to provide min 30 mins fire resistance in accordance with B.Regis AD B. All glazing to critical areas to be toughened in accordance with B.Regis AD N.

DECORATION
Allow for mist and top coat of acrylic eggshell to all exposed blockwork and partitions
Allow for knotting, under coat and 1 coat eggshell to all timber work
Allow for dust inhibitor and epoxy floor paint to all unit floors
Refer to colour schedule in Access Statement

FINISHES
Carpet tiles to ground floor office area only
3mm heavy duty Vinyl sheet flooring and coved skirtings to all toilet areas with 2No rows 150mm tiles above sink/whb as splashback

ACCESS AND USE BY DISABLED PEOPLE
Staircase to protected escape route to be to ambulant disabled standards in all respects in accordance with B.Regis AD M min 1200mm wide between strings with max 170mm rise & min 250mm going.
Platform lift not fitted at this stage but space provided for enclosed lift, min clear dimensions of the platform 900mm wide x 1400 deep with min 1500mm clear unobstructed turning circle in front of each entry/exit.
Internal office doors to be 800mm clear opening with vision panels in accordance with B.Regis AD M.
Office switches outlets & controls to be positioned in accordance with B.Regis AD M
Decoration of internal walls & doors to be in compliance with B.Regis AD M.
Refer to access statement for further details.

Refer to S.Engs details for head restraint design of blockwork internal walls to 1F
22mm t&g flooring grade chipboard
SC3 timber floor joists 175x50 @ 400 c/c to S.Engs design.
Class O/Class 1 15mm Prima Dune Plus 600mm x 600mm Armstrong suspended ceiling tile with retaining clips installed to manufacturers specification to give 1 hour fire resistance.
Ceiling detail to 1F to give 60 mins fire resistance from above and below the ceiling
Ceiling area not to be used as a storage area unless perimeter fully guarded in compliance with AD K

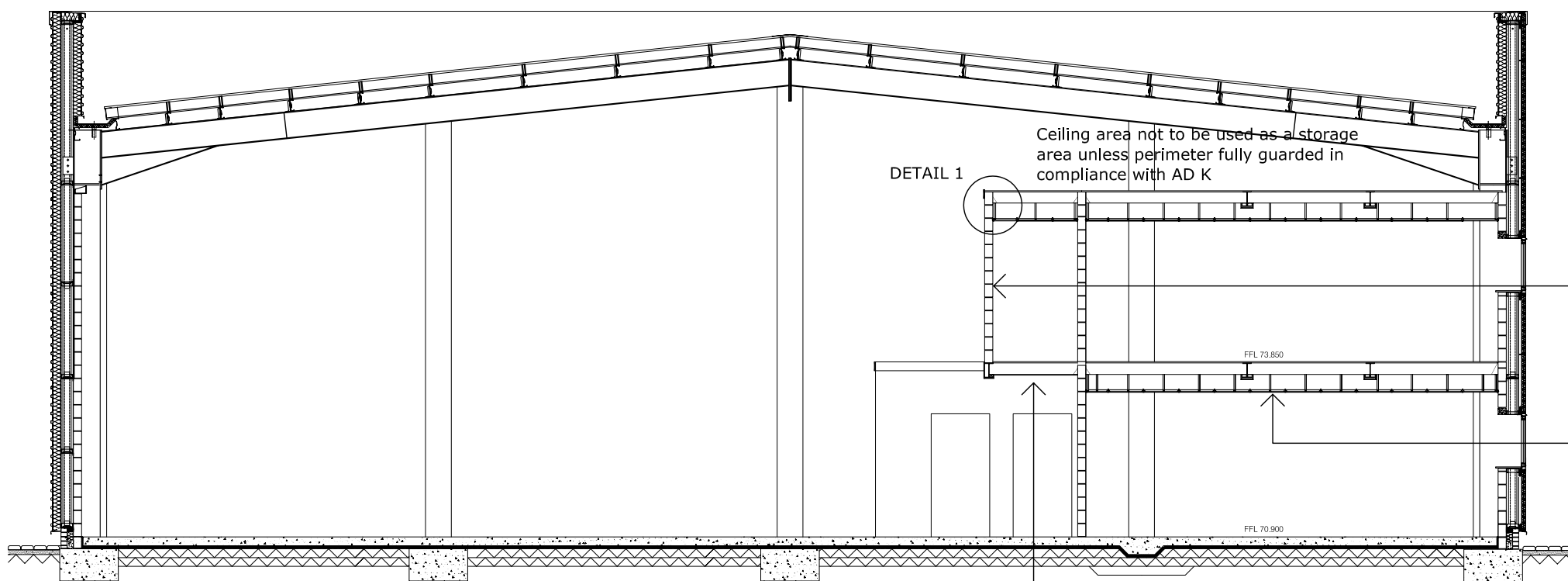
DETAIL 1
SCALE 1:20



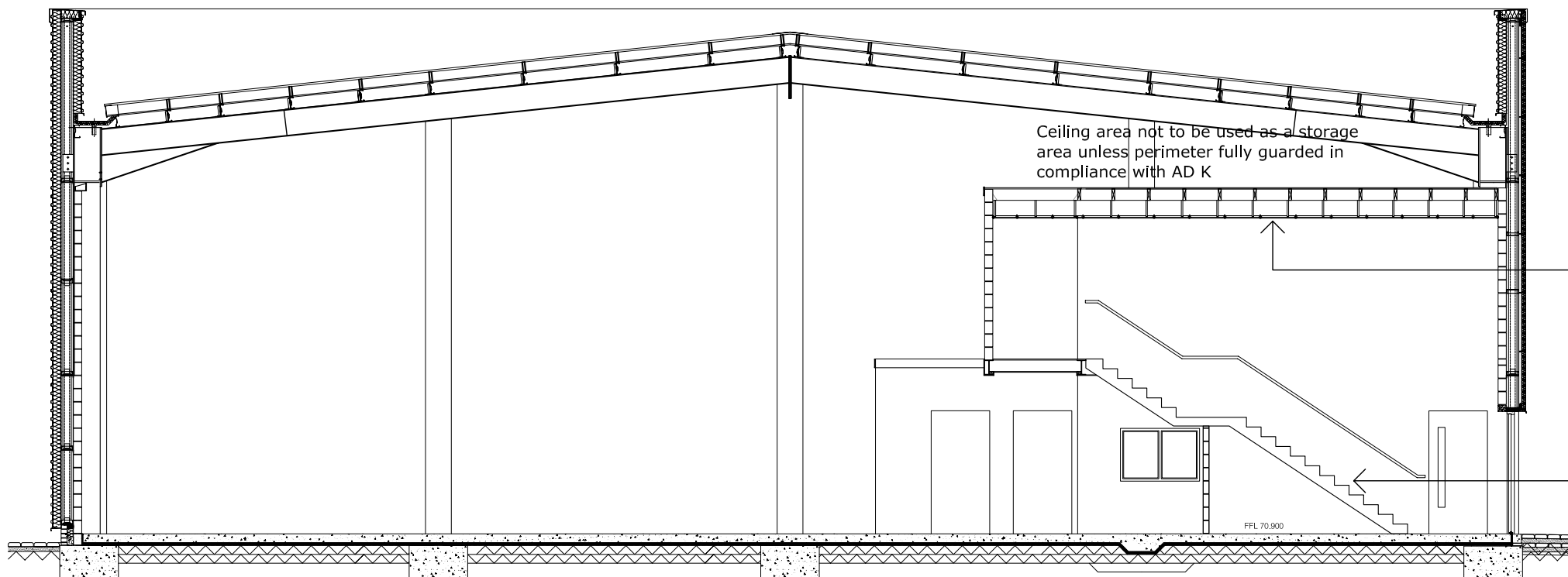
NORTH ELEVATION
SCALE 1:200



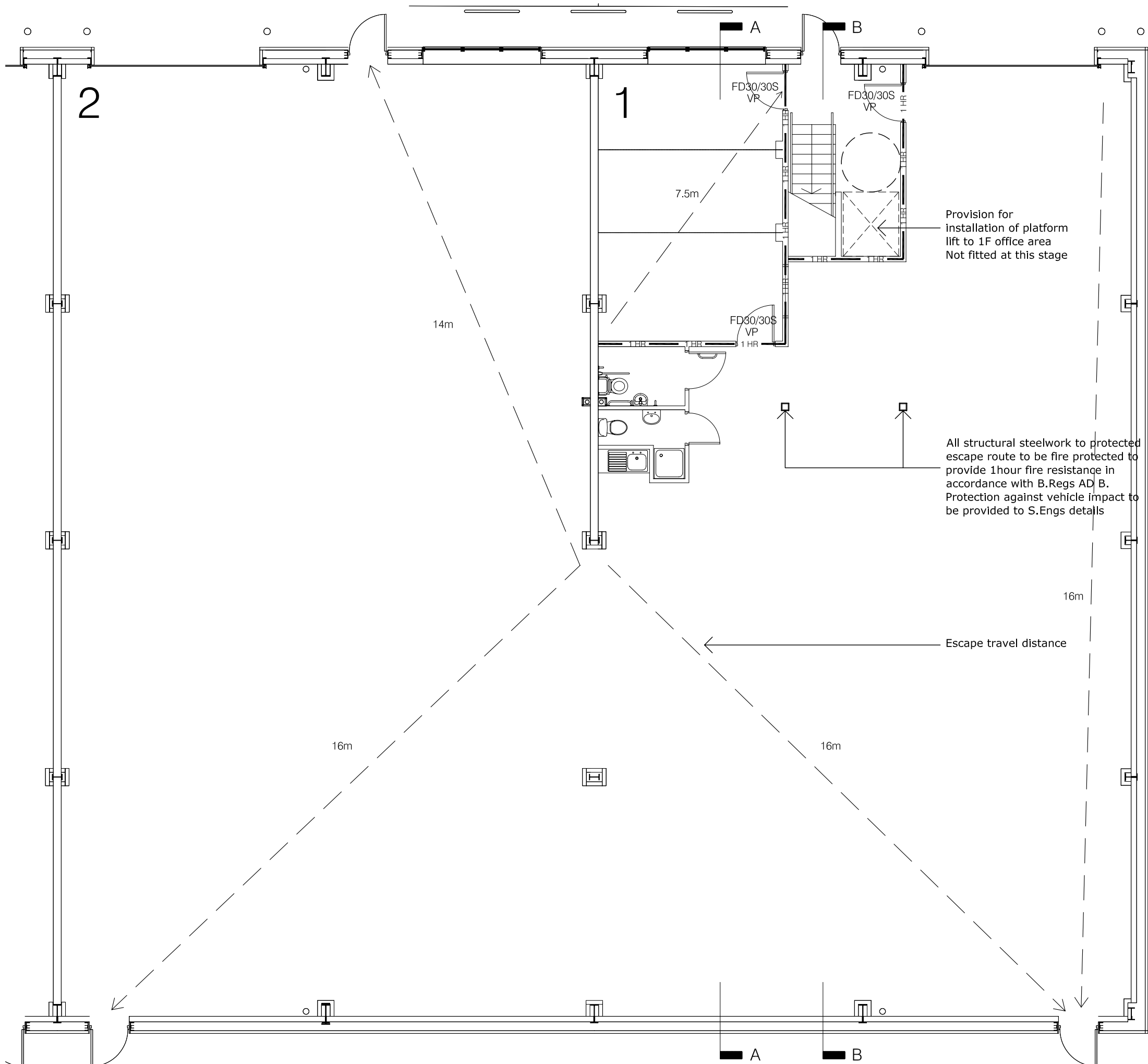
SOUTH ELEVATION
SCALE 1:200



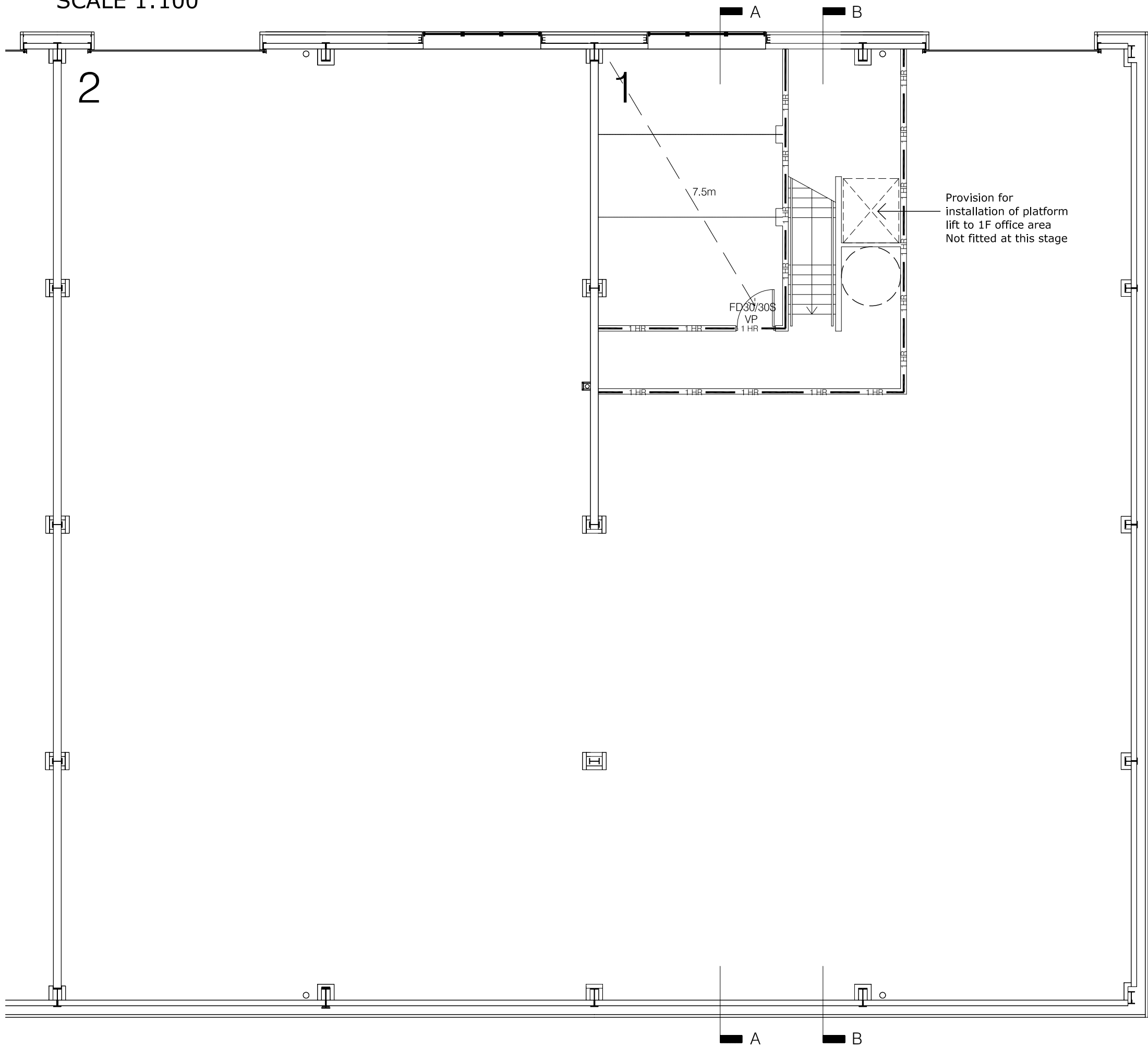
SECTION A:A
SCALE 1:100



SECTION B:B
SCALE 1:100



PROPOSED GF PLAN
SCALE 1:100



PROPOSED 1F PLAN
SCALE 1:100

Notes

All dimensions to be checked on site, do not scale from this drawing.

Contractors, subcontractors and suppliers must verify all dimensions on site before commencing work or making shop drawings.

This drawing is to be read in conjunction with structural, mechanical and electrical drawings and other relevant information, and any discrepancies are to be reported to the architect.

Work and material to be in accordance with the Building Regulations and to comply with relevant British Standards.

UNIT SHELL DETAILS INCLUDING THERMAL ENVELOPE INSULATION DETAILS PREVIOUSLY APPROVED UNDER APPLICATION REF NO:04/03460.

Legend

FD30/30S Fire door with smoke seal
VP Vision panel-Toughened in accordance with B.Regis AD N
1 HR 60mins fire resisting construction
2.5m Escape travel distance

Revisions

A 11/02/2008 added Detail 1 added, additional notes

Status:
BUILDING REGULATIONS SUBMISSION

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Project:
PARKWOOD ROAD

Drawing title:
BLOCK A UNITS 1&2
PROPOSED PLANS/SECTIONS
Date:
NOVEMBER 2007
Scale:
1:1000, 1:100

Job No:
03672
Drawing No:
305
Revision:
A