



Unit 3 Parkwood Business Park, 75 Parkwood Road, Sheffield, S3 8AL

Industrial/Warehouse unit with well fitted offices.

Tenure	To Let
Available Size	6,615 sq ft / 614.55 sq m
Rent	£36,000 per annum
Rateable Value	£28,750
EPC Rating	C (57)

Key Points

- High Specification
- Good quality office space
- Underfloor heating
- Popular Business Park

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Summary

Available Size	6,615 sq ft
Rent	£36,000 per annum
Rateable Value	£28,750
EPC Rating	C (57)

Description

This is an industrial unit with a high specification. The ground floor incorporates well appointed office, there is a large and substantial mezzanine level providing open plan office/storage and partitioned office space. 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.
- Mezzanine load bearing capacity of 2.5kn.

The unit is available from March 2022.

Location

The Parkwood Business Park is situated approximately 1 miles from Sheffield City Centre, in an elevated situation visible from the heavily used Penistone Road.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	3,450	320.52	Available
Mezzanine	3,165	294.04	Available
Total	6,615	614.55	



Viewing & Further Information

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