

0114 2449121

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Eddisons

INDUSTRIAL - TO LET (BY ASSIGNMENT OR UNDER LETTING)



**UNITS 1, 2 AND 3, GRANTON PARKWAY, PARKWAY CLOSE,
PARKWAY INDUSTRIAL ESTATE, SHEFFIELD, SOUTH YORKSHIRE S9 4WJ**

Rent: On application

Size: 35,982 sq ft (3,342.9 sq m)

- Available as a whole or may split.
- Located adjacent Sheffield Parkway.
- Open plan production workshop and mezzanine storage.
- Ample car parking.
- Ground and first floor offices.
- Part sub-let to Orchid Orthopedic Solutions Sheffield Limited.

LOCATION

The property is located on the north side of the A57 Sheffield Parkway accessed via Parkway Drive, 200 yards to the west. Junction 33 of the M1 Motorway is 3 miles to the east and Sheffield City Centre 1 mile to the west via the Parkway.



DESCRIPTION

The property comprises a terrace of three production workshops with ancillary offices and storage.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £106,000.

LETTING

Units 2 and 3 are being offered with vacant possession whilst Unit 1, currently let to Orchid Orthopedic Solutions is occupied until at least 21 February 2026 at a current rent of £40,000 per annum exclusive.

LEASE TERMS

The property is available to let by way of a sub-letting of the existing 10 year lease from 15 November 2018, however, a longer term may be available for the whole.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Unit 3		
Ground and First Floors		
Laboratory, Offices, Reception, Mezzanine and Storage	1,725.0	18,568
Unit 2		
Production Workshop and Stores	690.7	7,434
Unit 1 - Orchid		
Ground and First Floors		
Warehouse, Offices and Reception	927.2	9,980
Total Floor Area	3,342.9	35,982



RENT

Available upon request.

VAT

We understand that VAT is charged on the rent and/or any service charge or other items or payments detailed above.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of D (87) for Unit 1 and C(74) for Units 2 and 3.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the joint agents:- Eddisons

1 Blackburn Road
Sheffield
S61 2DW

Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Or

Knight Frank
Balm Green
The Fountain Precinct
Sheffield
S1 2JA

Contact: Harry Orwin-Allen
harry.orwin-allen@knightfrank.com
(0114) 299 7509

Ref: 751.1223735

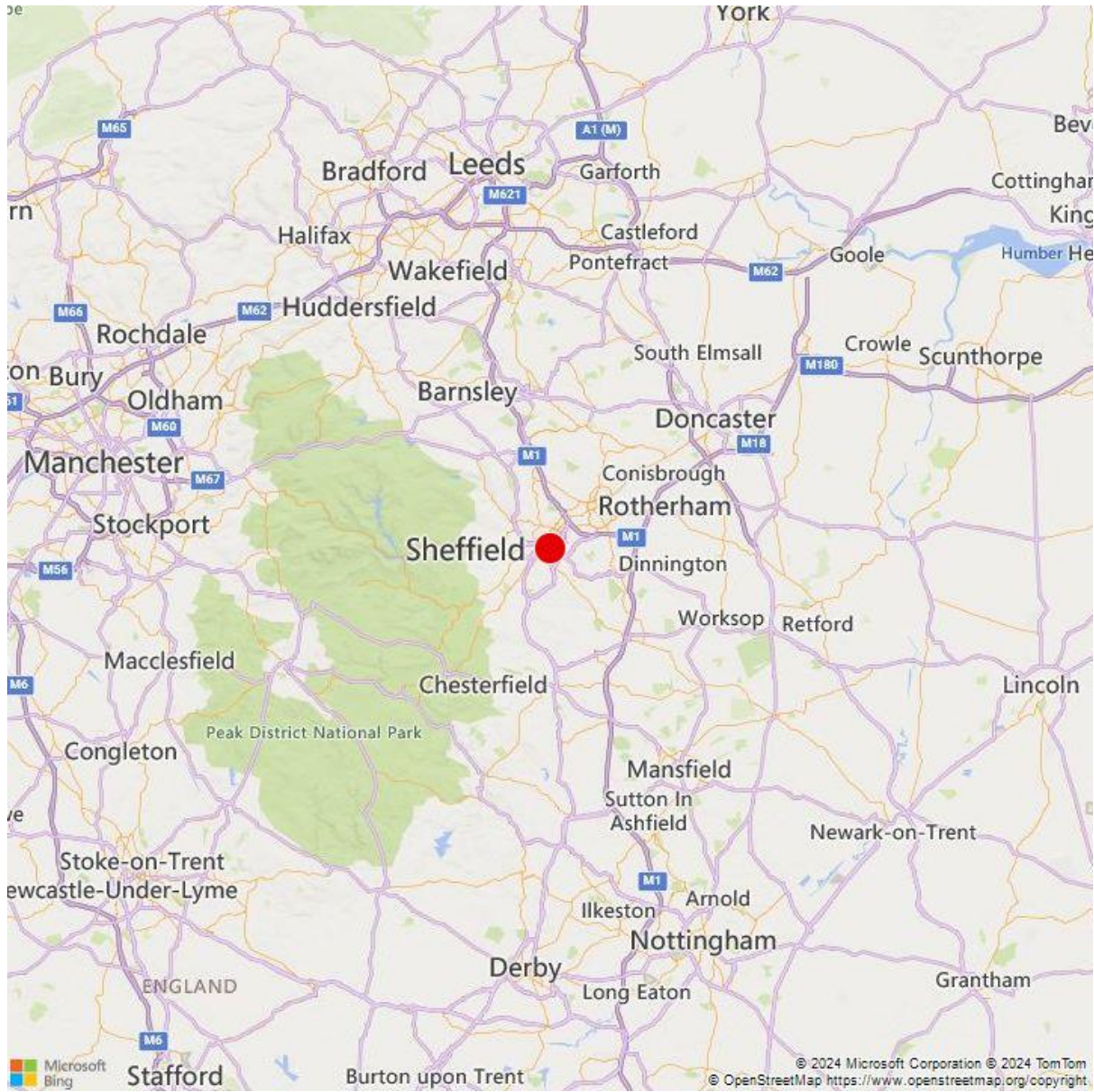
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