



Mascot Management
Construction Managers

Eastwood & Partners
Structural Engineers

Tatlow Stancer
Architects



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South Yorkshire



Artist's Impression



COMPLETION DUE
AUTUMN 2007

BRAND NEW PRESTIGIOUS INDUSTRIAL UNITS

parkwood

BUSINESS PARK

PARKWOOD ROAD • SHEFFIELD • S3 8AL

PROPERTY MISDESCRIPTONS ACT 1991

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- 5 Prices/rents quoted in these particulars may be subject to VAT in addition.

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TO LET

(Possibility of purchase at a later date)

BRAND NEW HIGH SPEC INDUSTRIAL UNITS FROM 3,445 SQ FT UPWARDS WITH COMPLETION DUE SPRING 2006

PARKWOOD BUSINESS PARK
PARKWOOD ROAD, SHEFFIELD, S3 8AL

A new industrial business park close to the north inner Ring Road giving speedy access to the Parkway and major motorway links.

GENERAL DESCRIPTION

A total of 14 units in two blocks, plus one detached unit and offering up to 55,200 sq ft in total.

- Steel portal frame buildings, clad in insulated profile steel.
- Eaves height 6m (19'6").
- Vertical high lift sectional folding doors.
- Conforms with Part M for disability access.
- Toilet facilities including disabled.
- Small office, facilities for mezzanine if required.
- Underfloor heating from high efficiency condensing boiler.
- Three phase power, 40 kN floor loading.
- Allocated car parking and loading areas.
- Secure gated site with 24 hour CCTV monitoring.
- BREEAM rating "Very Good"

LOCATION

Parkwood Road leads off Neepsend Lane, a short distance from its junction with Penistone Road. There will be easy access via the new north inner Ring Road which is currently under construction, to the Parkway and to the motorway network. This is an improving area with other sites nearby being the subject of redevelopment proposals.

LEASE TERMS

The units are available on new full repairing and insuring leases. Terms on application. Possibility of purchase at a later date.

LEGAL COSTS

Each party to pay its own legal costs.

FOR CONDITIONS OF SALE SEE OVER

OPTIONS AVAILABLE

(subject if necessary to early reservation)

Block A

8 units all of 3,445 sq ft. Any combination may be available, subject to early reservation, up to 27,560 sq ft.

Block B

6 units, each of 3,940 sq ft. Again subject to early reservation up to 23,640 sq ft could be available.

Block C

Detached unit of 4,000 sq ft.

For further information contact
Hale Saunders.

