

Warehouse (As a Whole or Will Split)

To Let



Units 3A, 3B and 3C, Sheffield Wholesale Market, Parkway Drive
Sheffield, S9 4WN



Units 3A, 3B and 3C

Sheffield Wholesale Market, Parkway Drive, Sheffield, S9 4WN



Agreement

To Let



Detail

Warehouse



Rent

£93,500 pax



Size

941.9 sq m (10,138 sq ft)



Location

Sheffield, S9 4WN



Property ID

751.181491

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises a detached terrace of three warehouses of steel portal frame construction with brick elevations to 8 ft and profiled metal sheeting above and to the roof covering which incorporates acrylic roof lights. There are integral two storey offices and mezzanine storage areas throughout and the vehicle roller shutter access doors open to a clear eaves height of 6.0 m.

Externally a large surfaced yard and car park area provide ample parking to the front and rear.

Services

We understand that mains water, three phase electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

The market also benefits from 24/7 CCTV and security barrier concierge during peak hours.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Unit 3A		
Warehouse	476.3	5,126
Mezzanine Offices and Storage	318.0	3,423
Unit 3B		
Warehouse	231.1	2,488
Mezzanine Offices and Storage	179.1	1,928
Unit 3C		
Warehouse	234.5	2,524
Mezzanine Offices and Storage	140.1	1,508

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable value: £81,000
Period: From 1 April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: C(67)

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease for a term of 3, 6 or 9 years.

Rent

£93,500 per annum exclusive broken down as:-

Area	Rent Per Annum Exclusive
Unit 3A	£43,500
Unit 3B	£25,000
Unit 3C	£25,000

VAT

VAT may be charged in addition to the rent at the prevailing rate. Interested parties are recommended to take their own professional advice.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is situated on the Parkway Wholesale Market approximately half a mile from the Sheffield Parkway via Parkway Drive.

This is an established and popular industrial estate on the east side of Sheffield.

Junction 33 of the M1 Motorway is approximately 2 miles to the east via Sheffield Parkway.









