

**FOR SALE**

White & Co

CHARTERED SURVEYORS

**INDUSTRIAL UNIT  
932 SQ M (10,031 SQ FT)**

**Unit 3C, Parkway Industrial Estate,  
Nunnery Drive, Sheffield S2 1TA**



**0114 279 2806**

[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

## DESCRIPTION

The property comprises an end terrace Industrial Unit arranged to provide open plan workshop accommodation with roller shutter access, having been substantially extended to the rear. The property has two storey office accommodation to the front, with a combination of open plan and cellular offices, along with ancillary staff amenity facilities. There is a hard surfaced yard area to the front of the site, for use as a loading area and for vehicle standing.

## LOCATION

The property forms a part of Parkway Industrial Estate, Sheffield and lies approximately 1.5 miles east of Sheffield City Centre. Parkway Industrial Estate is located close to the A57 Sheffield Parkway, a major arterial route, linking Sheffield City Centre to the M1 Motorway.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:

Accommodation	Sq M	(Sq Ft)	Height to Eaves
<b>GIA</b>	<b>932</b>	<b>(10,031)</b>	<b>5.5 metres</b>

The overall site area is approximately 0.15 Ha (0.38 Acres).

## TENURE

We understand that the tenure of the property is Freehold.

## PLANNING

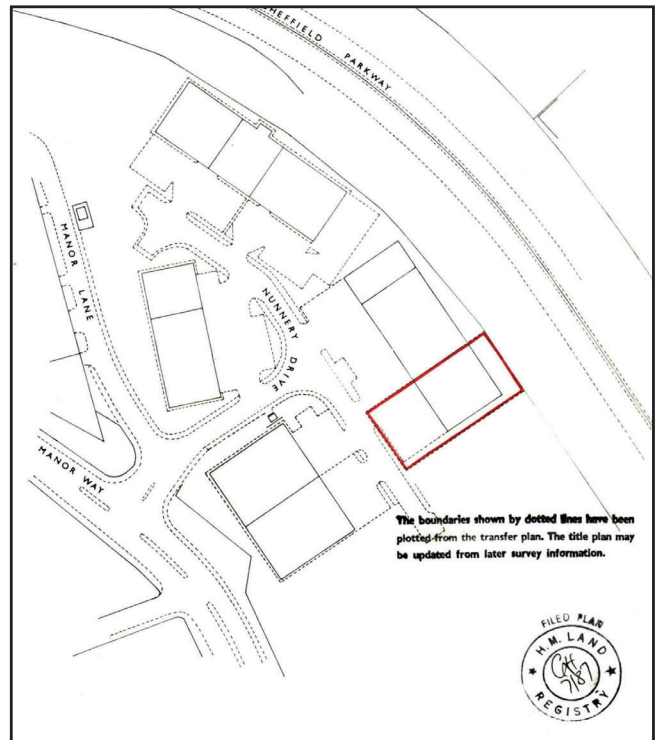
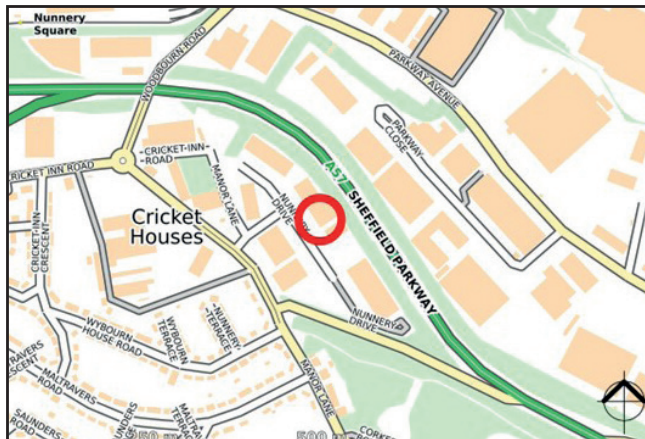
The property stands within an area within the jurisdiction of Sheffield City Council, Local Planning Authority. The use of the property is understood to fall within Class B1 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties are advised to make their own enquiries and verifications in relation to planning aspects and must satisfy themselves in relation to any relevant planning considerations prior to submitting an offer.

## RATEABLE ASSESSMENT

The property has a Rating Assessment of £60,500 RV 'Workshop and premises'.

## EPC

A copy of the EPC is available on request.



**Subject to Contract.** Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.