



**Units 7A and 7B, Sheffield Wholesale Market, Parkway Drive,  
Sheffield, S9 4WN**

#9777/2024D

**Eddisons**

| Incorporating  
**Banks Long & Co**

# Units 7A and 7B

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



Agreement

To Let



Detail

Industrial



Rent

Unit 7a - £40,000 p.a.x  
Unit 7b - £40,000 p.a.x  
Combined - £80,000 p.a.x



Size

Unit 7a - 507.7sq m  
(5,465 sq ft)  
Unit 7b - 496.7sq m  
(5,346 sq ft)  
Combined - 1,994.4 sq m  
(10,811 sq ft)



Location

Sheffield, S9 4WN



Property ID

#9777/2024D

**For Viewing & All Other Enquiries Please Contact:**



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**PAUL ODDY**  
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## Property

The property comprises a detached pair of 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 to the front elevations 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.

## 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 <sup>2</sup>	ft <sup>2</sup>
<b>Unit 7A</b>		
Warehouse	473.9	5,101
Mezzanine Offices	33.8	364
<b>Unit 7B</b>		
Warehouse	481.7	5,185
Mezzanine Offices	15.0	161
Total GIA	1,994.4	10,811

## Energy Performance Certificate

Unit 7a - C70

Unit 7b - D91

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has planning consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Warehouse and Premises  
**Rateable value:** Unit 7A £32,750  
 Unit 7B £24,250  
**UBR:** 0.546  
**Period:** 2024-2025

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.

## Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year fully repairing and insuring lease.

## Rent

**£80,000 per annum exclusive (£40,000 per unit)**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

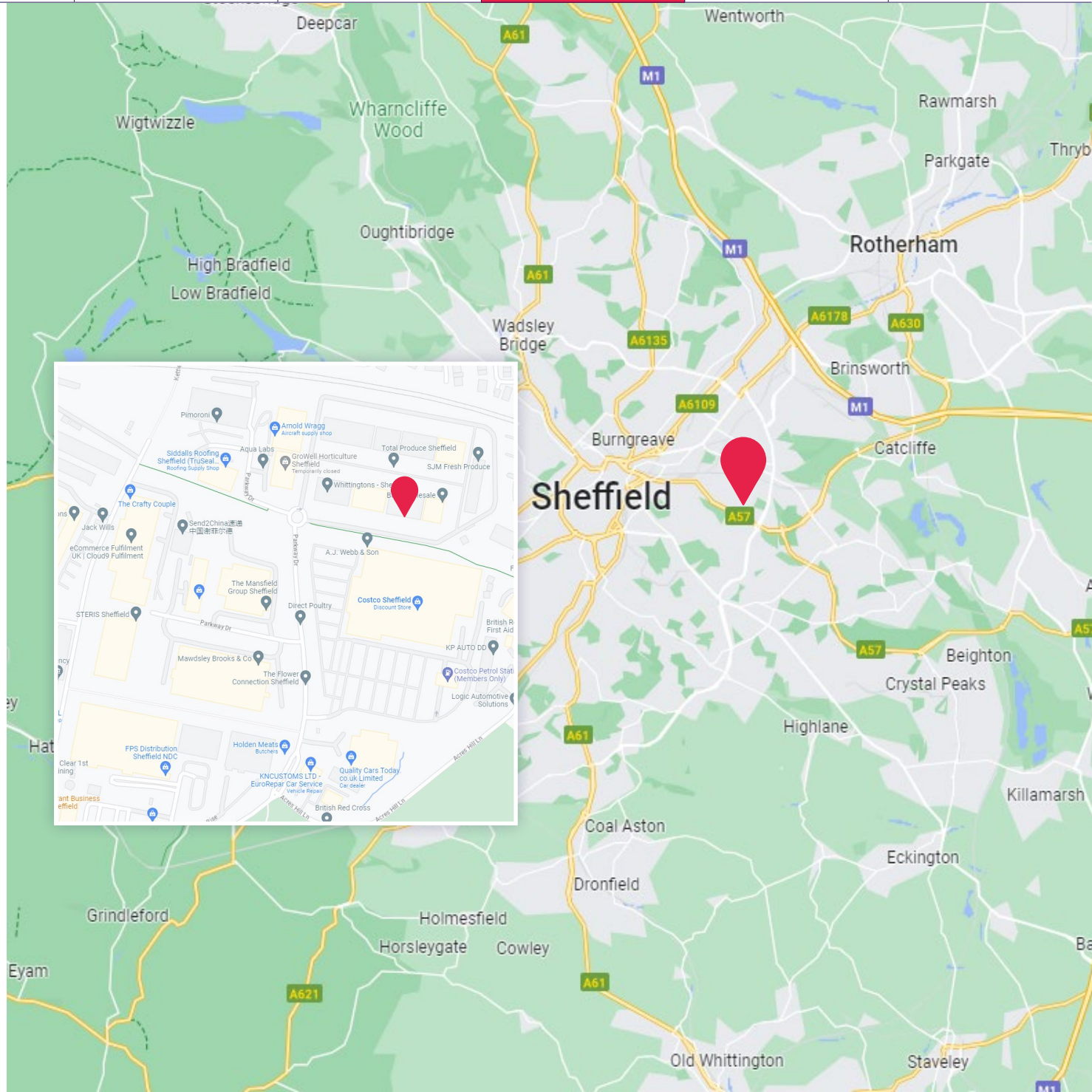
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## 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.

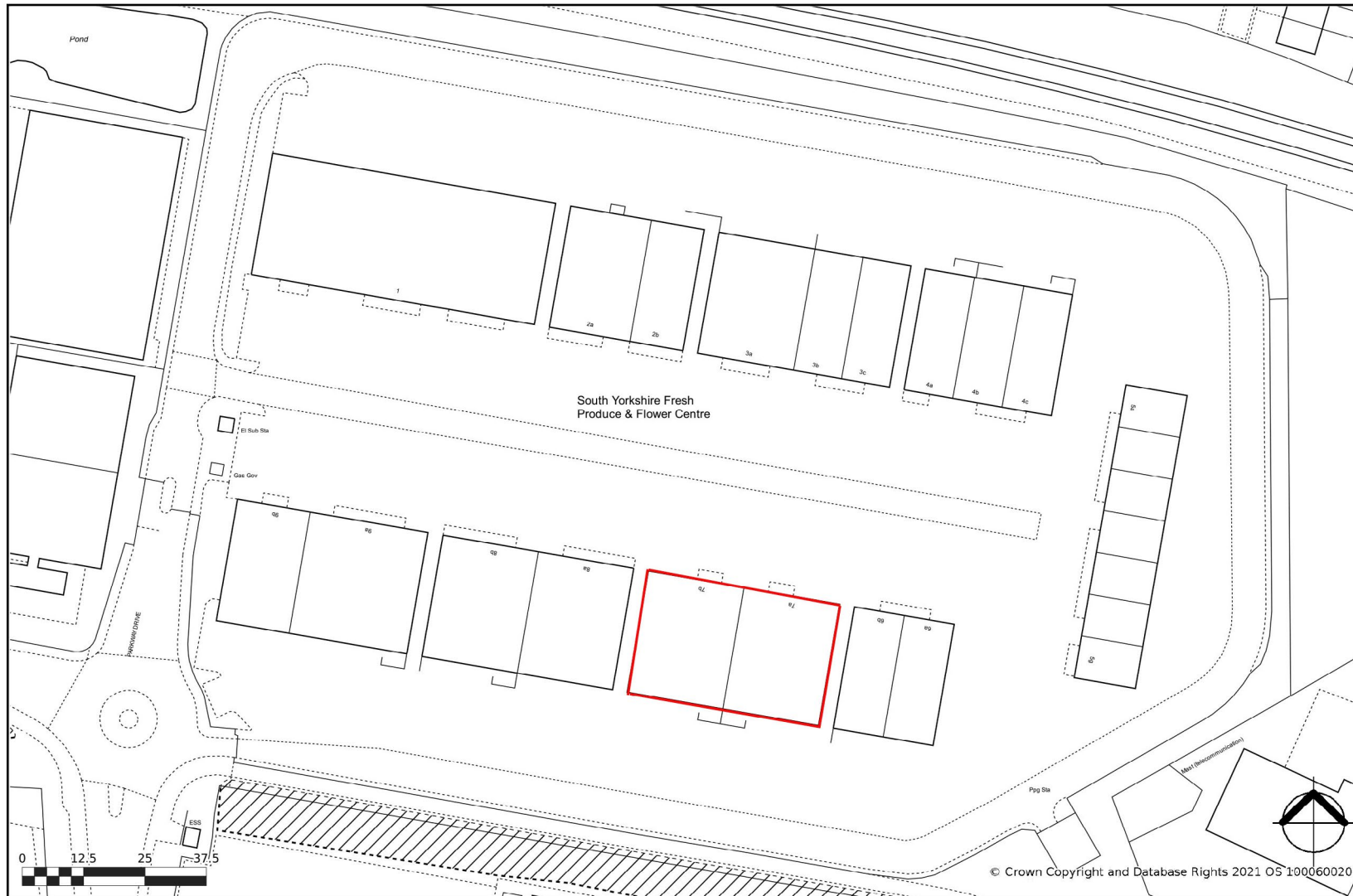
According to the 2021 Census, Sheffield is the 4th largest city in the UK with a population of circa 584,000, of which over 60% are between the ages of 15 to 65. The Steel City has a metropolitan population of circa 1,550,000, which relates to the city, its surrounding suburbs and other nearby cities and towns: Rotherham, Doncaster, Chesterfield, and Barnsley.







Parkway Business Park, Parkway Drive, Sheffield, S9 4WU



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Plotted Scale - 1:1,250