



SMC
Brownill
Vickers

To Let



High Specification Industrial / Warehouse Units
within easy reach of Sheffield city centre

£36,750 per annum plus VAT

Unit 9 Parkwood Business Park, 75 Parkwood Road,
Sheffield, S3 8AL

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smcbrownillvickers.com

- High Specification industrial / warehouse unit
- Popular business park location within easy reach of Sheffield city centre & access to Penistone Road (just over 1 mile away)
- Includes good quality office space, mezzanine and 2 x roller shutter doors
- Available on a new lease from October 2026



Description

Detached industrial/warehouse space with a high specification. Units 9 has been extended to provide additional warehouse / storage space.

The Parkwood Business Park was completed in 2009, and the specification for Unit 9 includes the following:

- 1.) Underfloor gas fired heating from high efficiency boiler.
- 2.) 3 phases (100 amps per phase). 60kva per phase with extra capacity on site if required.
- 3.) High energy efficiency rating.
- 4.) Approximately 10% double skinned GRP roof lights.
- 5.) Secure site with 24/7 CCTV monitoring.
- 6.) Fitted burglar alarm.
- 7.) 6.1m eaves height
- 8.) Good quality office space at ground floor and mezzanine storage
- 9.) 2 x roller shutter doors - front and rear (4.18m width, 5m height)

There is parking in front of each unit, and the remaining parking on the site is shared for communal use and visitors.

Location

The Parkwood Business Park is situated approximately just over 1 miles from Sheffield City Centre, in an elevated situation visible from the heavily used Penistone Road.

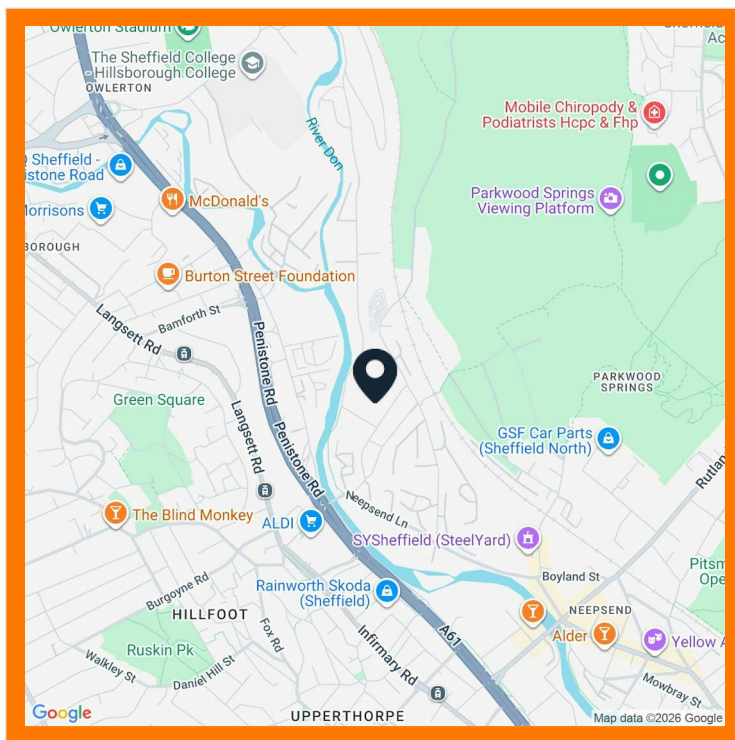
Shalesmoor roundabout is approximately a 1 mile away with access to the Sheffield city centre ring road. The property is accessed via Parkwood Road, which is located a short distance from Penistone Road (A61).

Parkwood Business Park occupiers include Ancient Wisdom, VeryPC, Pine Media, Econix, and other established light industrial / business occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Main warehouse	4,002	371.80
Mezzanine	904	83.98
Unit - Warehouse Extension	1,032	95.88
Total	5,938	551.66



Rating Assessment

From the information obtain from the Valuation Office Agency website the demise is rated as follows:

Address: Units 9 Parkwood Business Park, Parkwood Road, Sheffield, S3 8AL
Description: Workshop and premises
Rateable Value: £35,000

We advise prospective parties to verify the rateable value and business rates payable by making their own enquiries with the local rating authority.

Lease Terms / Rent

The premises are available on a new full repairing and insuring lease on terms to be agreed.

£36,750 per annum exclusive. We are informed VAT is payable on the rent.

The property is available for occupation from the start of October 2026.

Service Charge

There will be a service charge for common parts and estate management. More details available upon request.

Business Rates

Rateable Value of £35,000

Energy Performance Certificate

C (63)

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