

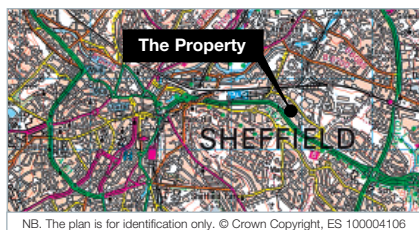
# Sheffield

## Land and Buildings on the South Side of Parkway Close Parkway Industrial Estate Parkway Avenue South Yorkshire S9 4WJ

- **Freehold Warehouse Investment**
- Let to British Telecom plc
- 2,876.75 sq m (30,965 sq ft) on a 1.796 hectares (4.44 acres)
- Owned by the present vendors since 1991
- Reversion 2016
- Current Rent Reserved

**£146,100 pa**

**SIX WEEK COMPLETION AVAILABLE**



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### Tenure

Freehold.

### Location

The city of Sheffield, famous for its steel industry, is located on the edge of the Peak District approximately 37 miles north of Nottingham and approximately 33 miles south of Leeds. The A57 links directly with the M1 (Junction 31) to the north and south and the M18 to Doncaster to the east. Sheffield Mainline Station has regular connections to London and Manchester.

The property is situated on the well established Parkway Industrial Estate which adjoins the A57 (Parkway) which links the centre of Sheffield to the M1 motorway.

The property is located at the end of Parkway Close, a short distance from its junction with Parkway Avenue.

Occupiers close by include Greenham Trading Ltd, Pro Co and Booker (Cash and Carry), Kier Construction and Scanvik.

### Description

The property comprises two warehouses, the main one being arranged as vehicle maintenance workshops with ancillary partitioned stores and offices. The rear warehouse provides further workshops. The warehouses are surrounded by external storage, parking and site circulation with a further car park at a lower level which provides an additional 30 spaces.

The property provides the following accommodation and dimensions:

<b>Main Warehouse Ground Floor</b>	<b>2,121.5 sq m</b>	<b>(22,836 sq ft)</b>
<b>Main Warehouse First Floor</b>	<b>289.0 sq m</b>	<b>(3,111 sq ft)</b>
<b>Rear Workshop Ground Floor</b>	<b>304.5 sq m</b>	<b>(3,278 sq ft)</b>
<b>Rear Workshop First Floor Offices</b>	<b>101.25 sq m</b>	<b>(1,089 sq ft)</b>
<b>External Store</b>	<b>50.0 sq m</b>	<b>(538 sq ft)</b>
<b>External Store</b>	<b>10.5 sq m</b>	<b>(113 sq ft)</b>
<b>Total</b>	<b>2,876.75 sq m</b>	<b>(30,965 sq ft)</b>

### Eaves Height

<b>Main Warehouse (Minimum)</b>	<b>5.00 m</b>	<b>(16' 5")</b>
<b>(To Apex)</b>	<b>8.25 m</b>	<b>(27' 1")</b>

<b>Rear Warehouse</b>	<b>5.55 m</b>	<b>(18' 3")</b>
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<b>Site Area</b>	<b>1.796 Hectares</b>	<b>(4.44 Acres)</b>
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### Tenancy

The entire property is at present let to BRITISH TELECOMMUNICATIONS PLC, on assignment from The Post Office, for a term of 42 years from 25th March 1974 at a current rent of £146,100 per annum, exclusive of rates. The lease provides for rent reviews every seventh year of the term and contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.bt.com](http://www.bt.com)

For the year ended 31st March 2010, British Telecommunications plc reported a turnover of £20.859bn, a pre-tax profit of £1.303bn and a net worth of £12.129bn. (Source: riskdisk.com 09.11.2010.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject of your e-mail please ensure that you enter **Lot 103 Sheffield**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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