ERGO PARK



DRAKEHOUSE CRESCENT, SHEFFIELD, S20 7JG

WWW.ERGOPARKSHEFFIELD.CO.UK

MAR LINESL Sainsbury's Argos TESLA 25,387 SQ FT

NEW INDUSTRIAL WAREHOUSE DEVELOPMENT TO LET

ONE UNIT REMAINING

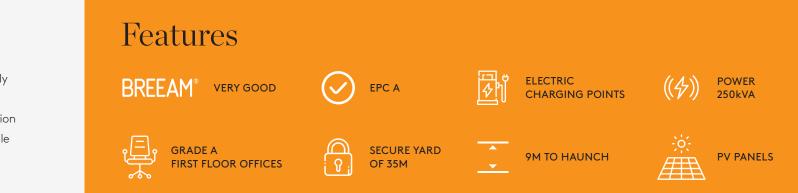
ERGO PARK DRAKEHOUSE CRESCENT, SHEFFIELD, 520 7JG





Overview

Ergo Park is a new 4 unit industrial development ideally located at Drakehouse, an established commercial location. The units are of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.





Building Specification

Following recent lettings, unit 2 is the last remaining unit.

UNIT TWO

Ground Floor Warehouse 22,811 SQ FT/2,119 SQ M

First Floor Offices 2,576 SQ FT/239 SQ M

Total GIA 25,387 SQ FT/2,359 SQ M

9m to Haunch

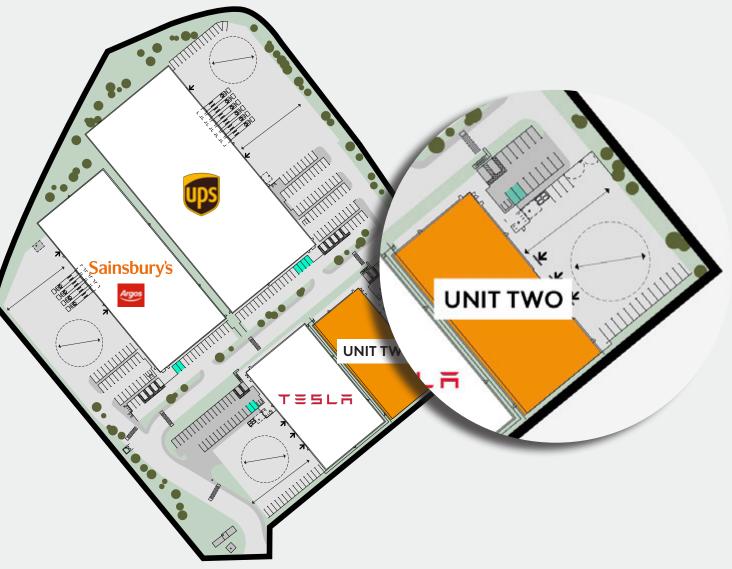
35m Yard depth

3 Ground Level loading doors

Grade A first floor office

32 Car Parking Spaces - incl 2 electric charging points

& 2 Motorcycle bays



ERGO PARK DRAKEHOUSE CRESCENT, SHEFFIELD, 520 7JG

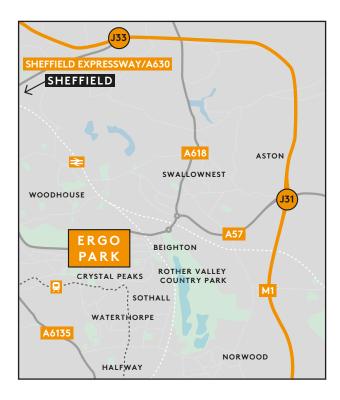




ERGO PARK DRAKEHOUSE CRESCENT, SHEFFIELD, S20 7JG

Location

Ergo Park, Sheffield is prominently located adjacent to the Drakehouse & Crystal Peaks Retail Parks in Waterthorpe, Sheffield. The site is accessed from Drakehouse Crescent via the B6053, which in turn directly links to the A57. The A57 links to central Sheffield approximately 5 miles north west and Junction 31 of the M1, 3 miles to the east. Nearby occupiers include Asda, Wickes, Argos, South Yorkshire Police, Panache Lingerie, Abbey Glen and Direct Cars. The area is well served by public transport with a number of bus services and the Supertram running close by. SATNAV: S20 7JG





Drive times

LOCATION	MILES	MINS
M1 (M) JUNCTION 31	3.6	6
M18 (M) JUNCTION 1	5.3	9
SHEFFIELD CITY CENTRE	5.8	10
A1 (M) JUNCTION 35	13.9	17
M62 JUNCTION 29	36.4	37
LEEDS CITY CENTRE	42.2	44
NOTTINGHAM CITY CENTRE	37.0	50
MANCHESTER M60	32.0	65



Approx 1 hour drive time

ERGO PARK



DRAKEHOUSE CRESCENT, SHEFFIELD, S20 7JG

WWW.ERGOPARKSHEFFIELD.CO.UK

Planning

The units are suitable for production and distribution uses. (Class E, B2 & B8)

EPC

An EPC A Certificate is available.

Terms

The units are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

VAT

All figures are subject to VAT where applicable.

Services

All mains services are available for connection to the unit including, 3 phase electricity, gas, mains water and drainage.



Contact



TOBY VERNON 07872 377228 toby@cppartners.co.uk

MAX PICKERING 07835 059363 max@cppartners.co.uk

REBECCA SCHOFIELD 07776 172123

rebecca.schofield@knightfrank.com



MISREPRESENTATION ACT: CPP & Knight Frank LLP act for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of CPP & Knight Frank LLP has any authority to make any representation of warranty whatsoever in relation to this property. April 2024.