



**tinsley**  
INDUSTRIAL ESTATE

SHEPCOTE LANE SHEFFIELD S9 1TH



## UNIT 16 Industrial/Warehouse Unit

5,778 SQ FT (537 SQ M) GIA

FULLY REFURBISHED

**Tinsley Industrial Estate** is one of the region's most established multi-let industrial estates set within a landscaped environment with on-site CCTV

**Unit 16 Tinsley Industrial Estate** is a detached unit of steel portal frame construction with brick built and clad elevations set beneath a pitched roof.

The accommodation has been extensively refurbished and benefits from the following:

- Full height loading door
- Connections to all main services
- Secure yard area with dedicated car parking
- Ability to install offices
- Trade counter entrance



## LOCATION

**Tinsley Industrial Estate** occupies an ideal position fronting on to Greenland Road and Shepcote Lane, which provides direct access to Junction 34 of the M1 Motorway, a little more than 1 mile away.

The premises are also easily accessible from Junction 33 of the M1 Motorway, some 2.5 miles away, accessed by way of Europa Link.

Robin Hood Airport is 25 minutes by car, Sheffield train Station is 10 minute drive into the city centre.

## DISTANCES

|                   | ROAD        | RAIL       |
|-------------------|-------------|------------|
| <b>Rotherham</b>  | 10 mins     | 12 mins    |
| <b>Doncaster</b>  | 30 mins     | 38 mins    |
| <b>Barnsley</b>   | 25 mins     | 26 mins    |
| <b>Leeds</b>      | 45 mins     | 40 mins    |
| <b>Manchester</b> | 1hr         | 1hr 10mins |
| <b>London</b>     | 3hr 30 mins | 2hrs       |

## SITE PLAN



## LEASE

The accommodation is available to let by way of a new lease on terms to be agreed.

## RENT

The quoting rental is £28,890 pax

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## ESTATE CHARGE

There will be an estate charge payable to cover cost and maintenance of common estate roads and areas.

## BUSINESS RATES

Interested parties should verify information themselves with the local rating authority.

## Important Notice:

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## VIEWING & FURTHER INFORMATION



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