

J34(S)

M1

↑
1 Mile
to J34 M1

Europa
Link to J33
M1

↖
1.9 Miles
to Meadowhall

Shepcote
Lane
(A631)

↙
4.5 Miles
to Sheffield

Greenland
Rd (A6102)









Shepcote Lane Sheffield

WELCOME TO TINSLEY INDUSTRIAL ESTATE.

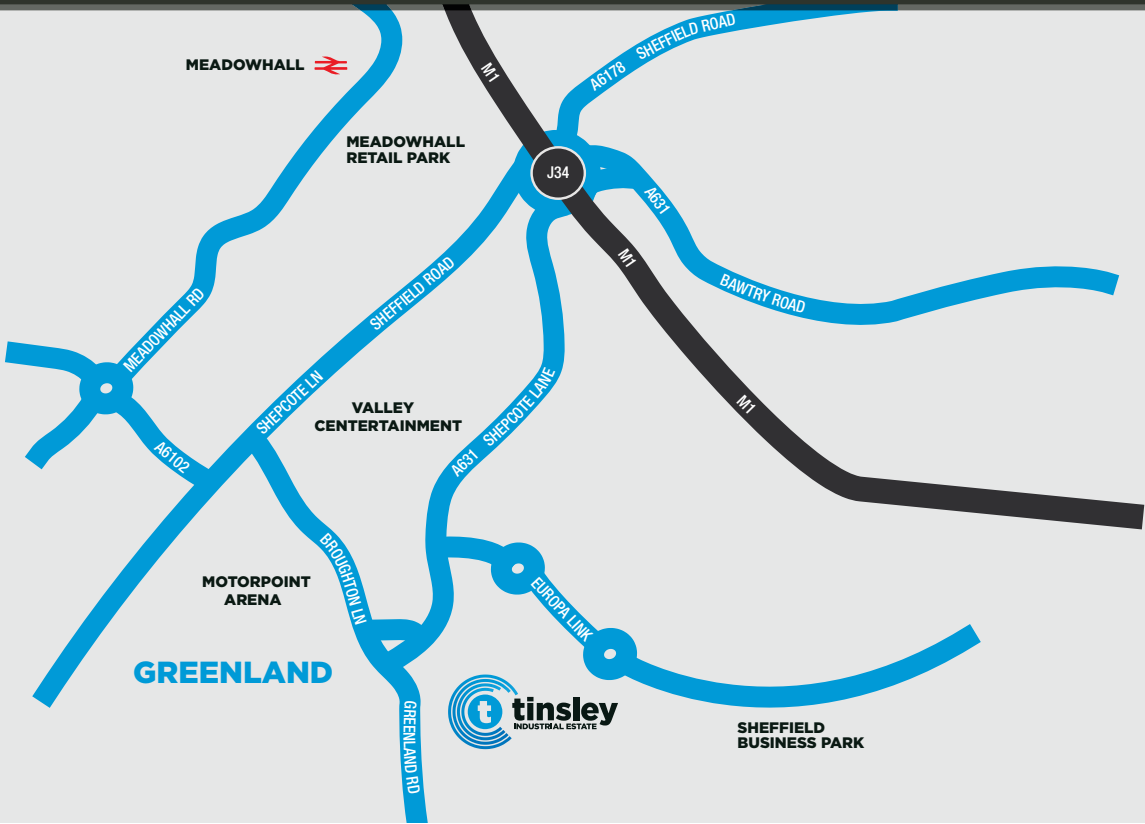
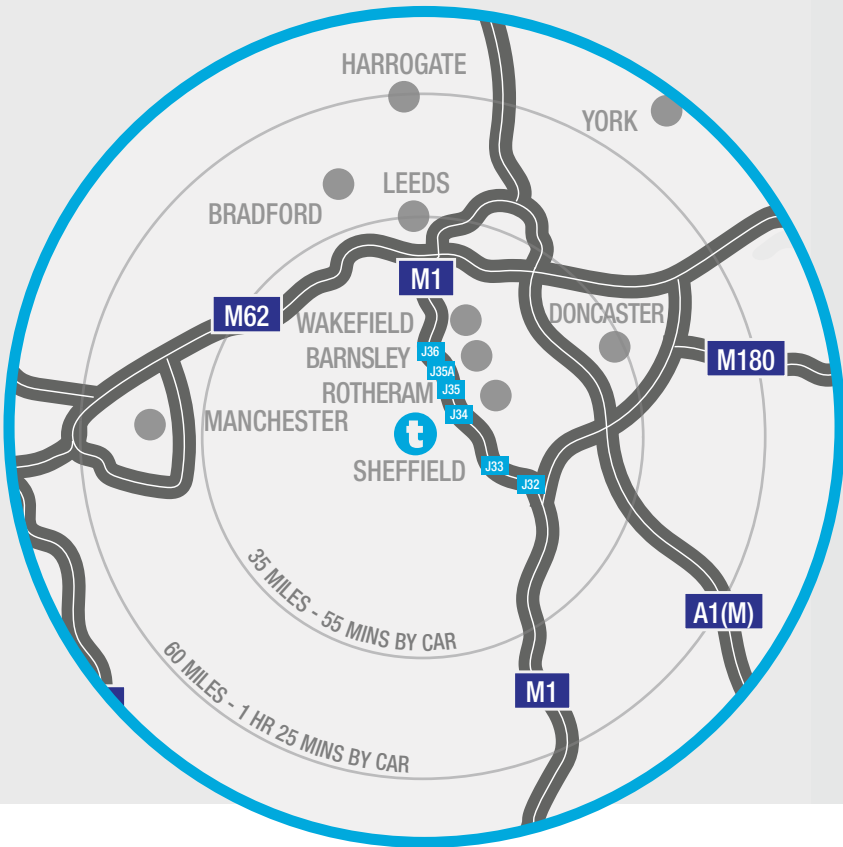


23 quality industrial units ranging in size from 4,700 sq ft (437 sq m) to 32,000 sq ft (2972 sq m)

Units are finished to a modern specification to provide the following:-

-  Fitted office accommodation
-  Three phase power supply
-  External yard and car parking areas
-  Lighting to the warehouse accommodation
-  Full height roller shutter loading doors
-  Secure site with CCTV





Location

S9 1TH

TINSLEY INDUSTRIAL ESTATE OCCUPIES AN IDEAL POSITION FRONTING ONTO BOTH GREENLAND ROAD AND SHEPCOTE LANE, WHICH PROVIDES DIRECT ACCESS TO JUNCTION 34 OF THE M1 MOTORWAY, LITTLE MORE THAN 1 MILE AWAY.

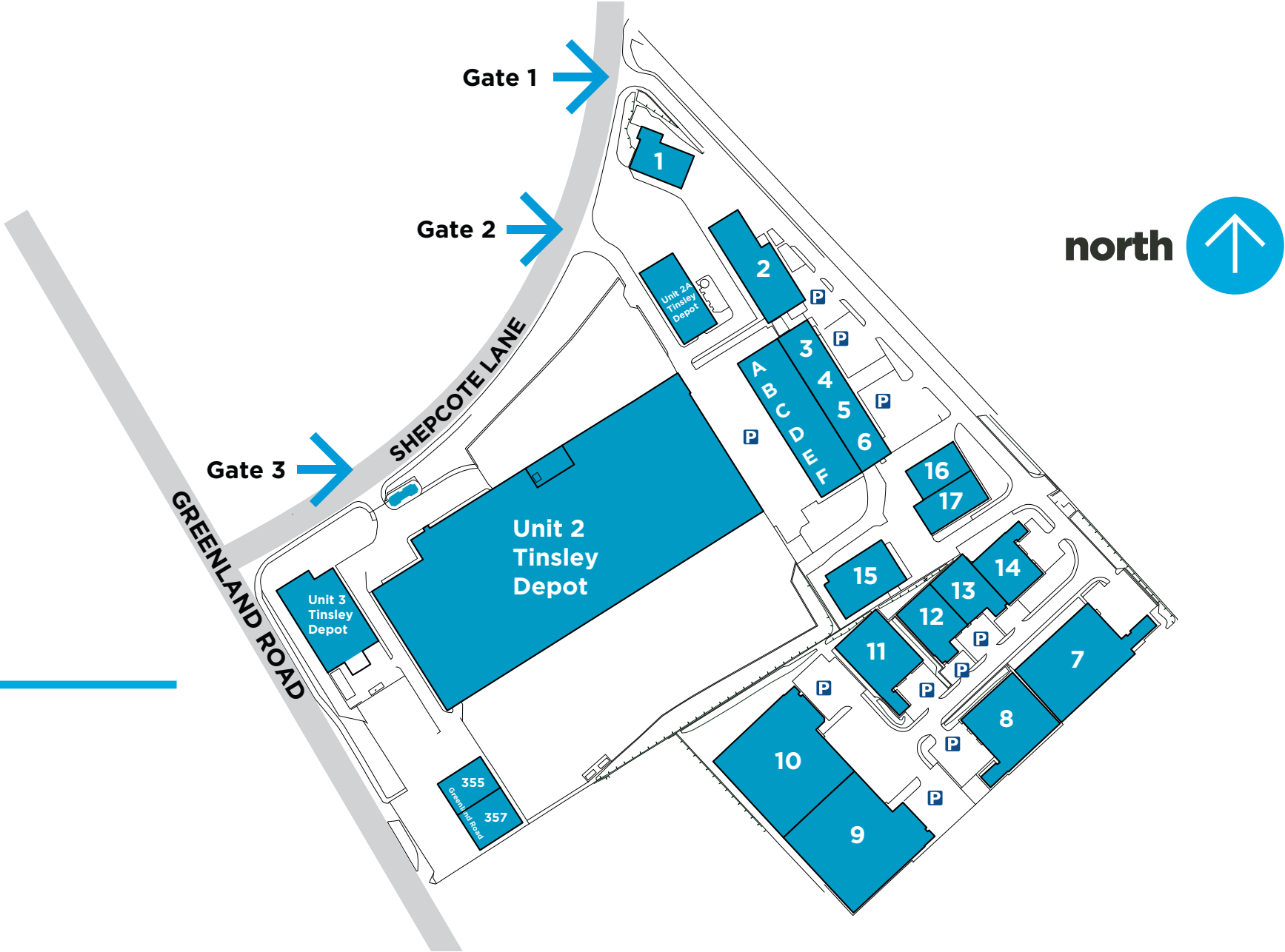
The premises are also easily accessible from Junction 33 of the M1 Motorway, some 2.5 miles away, accessed by way of the Europa Link Road.

Robin Hood Airport is 25 mins by car. Sheffield Train Station is a 10 minute drive into the City Centre.

DISTANCE (IN MINUTES)	ROAD	RAIL
Rotherham	10	12
Doncaster	30	38
Barnsley	25	26
Leeds	45	40
Manchester	1hr 10	52
London	3hr 30	2hr

Rail times are based on trains from Sheffield Station.

Site Plan



Availability



Unit 11



Unit 12



Unit 15

Please click on the images in order to see further details on each of our particular unit availability...



Unit 16/17



Unit D



Unit 11 Industrial / Warehouse Unit

12,868 SQ FT (1,195 SQ M)

GOOD QUALITY WAREHOUSING

FITTED OFFICE
ACCOMMODATION

SUBSTANTIAL POWER CAPACITY

DESCRIPTION

Unit 11 Tinsley Industrial Estate is a detached unit, which is due to undergo full refurbishment.

The premises provide good quality warehousing, with the benefit of connections to all mains services, (including a substantial power supply), lighting to the warehouse and full height roller shutter loading access.

To the front of the premises is a single storey off shot office, providing a mixture of open plan and partitioned office accommodation, finished to a modern specification with ancillary WC and kitchenette facilities.

To the front of the premises there is a dedicated yard/car parking area.

ACCOMMODATION

From the measurements provided, we understand that the accommodation provides the following gross internal area:-

12,868 sq ft (1,195 Sq m)

LEASE

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

RENT

The quoting rental is £4.25 per sq ft per annum exclusive.

ESTATE CHARGE

There will be an estate charge payable to cover costs and maintenance of common roads to the estate.

VAT

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

LEGAL COSTS

Each party to pay their own legal costs incurred in the completion of any transaction.

BUSINESS RATES

Interested parties should verify this information with the Local Rating Authority.



Unit 12 Industrial / Warehouse Unit

8,052 SQ FT (748 SQ M)

GOOD QUALITY WAREHOUSING

FITTED OFFICE
ACCOMMODATION

DESCRIPTION

Unit 12 Tinsley Industrial Estate is a semi-detached unit which is due to undergo refurbishment.

The unit provides good quality warehousing with lighting and connections to all mains services.

To the front of the premises is fitted office accommodation and ancillary kitchen and WCs.

Externally, the accommodation has a dedicated loading and car parking area to the front of the premises.

ACCOMMODATION

From the measurements provided, we understand that the accommodation provides the following gross internal area:-

8,052 sq ft (748 sq m)

LEASE

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

RENT

The quoting rental is £4.50 per sq ft per annum exclusive.

ESTATE CHARGE

There will be an estate charge payable to cover costs and maintenance of common roads to the estate.

VAT

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

LEGAL COSTS

Each party to pay their own legal costs incurred in the completion of the transaction.

BUSINESS RATES

Interested parties should verify this information with the Local Rating Authority.



Unit 15 Industrial / Warehouse Unit

11,300 SQ FT (1,050 SQ M)

INDUSTRIAL/WAREHOUSE
ACCOMMODATION DUE TO
UNDERGO REFURBISHMENT.

FITTED OFFICE
ACCOMMODATION

LOCATED ON ESTABLISHED
INDUSTRIAL ESTATE.

DESCRIPTION

Unit 15 Tinsley Industrial Estate is a detached unit of steel portal frame construction, with brick built and clad elevations.

The accommodation provides good quality warehousing with connections to all mains services, lighting to the warehouse and two full height roller shutter loading doors.

There is fitted office accommodation arranged over two floors, situated to the front of the premises.

Externally, the accommodation has a shared yard and dedicated car parking area.

ACCOMMODATION

From the measurements provided, we understand that the accommodation provides the following gross internal area:-

11,300 sq ft (1,050 sq m)

LEASE

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

RENT

Upon application.

ESTATE CHARGE

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

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 completion of any transaction.

BUSINESS RATES

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



Unit 16/17 Industrial / Warehouse / Trade

5,778 – 12,478 SQ FT
(537 – 1,159 SQ M)

INDUSTRIAL AND WAREHOUSE
ACCOMMODATION, SUITABLE
FOR A VARIETY OF USES.

AVAILABLE AS A SINGLE UNIT
OR CAN BE SEPARATED.

DESCRIPTION

Units 16 and 17 Tinsley Industrial Estate are effectively semi-detached units, which can be occupied as individual units, or a single unit.

The accommodation is of steel frame construction, with brick elevations, set beneath a pitched roof.

Internally, the accommodation is fitted with lighting to the warehouse and connections to all mains services.

Unit 16 has the benefit of fitted office accommodation / trade counter area to the front of the premises.

Externally, the accommodation has shared loading and dedicated car parking areas.

ACCOMMODATION

From the measurements provided, we understand that the accommodation provides the following gross internal areas:-

Unit 16	5,778 sq ft (537 sq m)
Unit 17	6,700 sq ft (622 sq m)
TOTAL	12,478 sq ft (1,159 sq m)

LEASE

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

RENT

Upon application.

ESTATE CHARGE

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

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 completion of any transaction.

BUSINESS RATES

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



Unit D Industrial / Warehouse Unit

4,854 SQ FT (451 SQ M)

GOOD QUALITY WAREHOUSING

FITTED OFFICE
ACCOMMODATION

DESCRIPTION

Unit D comprises a mid terrace industrial unit finished to an eaves height of 3.5m.

The unit benefits from fitted office accommodation with ancillary kitchen and WCs, finished to a good specification.

The warehouse has connections to all mains services, lighting and full height roller shutter loading door.

Externally, the accommodation has a shared yard area with dedicated car parking.

ACCOMMODATION

From the measurements provided, we understand that the accommodation provides the following gross internal area:-

4,854 sq ft (451 sq m).

LEASE

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

RENT

The quoting rental is £3.50 per sq ft per annum exclusive.

ESTATE CHARGE

There will be an estate charge payable to cover costs and maintenance of common roads to the estate.

VAT

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

LEGAL COSTS

Each party to pay their own legal costs incurred in the completion of the transaction.

BUSINESS RATES

The premises have a rateable value of £18,750 and rates payable for the year 2015/16 are 49.3 in the £ and therefore rates payable are £9,243.75 per annum.

Interested parties should verify this information with the Local Rating Authority.

FOR FURTHER INFORMATION, PLEASE CONTACT THE SOLE AGENT...

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