

# TINSLEY INDUSTRIAL ESTATE

SHEFFIELD J33/34 M1

AVAILABLE UNITS FROM 4,738 SQ FT (440 SQ M)  
TO 32,000 SQ FT (2,973 SQ M)

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TINSLEY INDUSTRIAL ESTATE COMPRISES 30 HIGH QUALITY INDUSTRIAL UNITS TOTALLING 476,956 SQ FT

AVAILABLE UNITS FROM 4,738 SQ FT (440 SQ M) TO 32,000 SQ FT (2,973 SQ M)

ACCOMMODATION IS FINISHED TO A HIGH SPECIFICATION TO PROVIDE THE FOLLOWING:-

- FULLY FITTED OFFICE ACCOMMODATION (TO SOME UNITS)
- THREE PHASE POWER SUPPLY
- EXTERNAL YARD AND CAR PARKING AREAS
- LIGHTING TO THE WAREHOUSE ACCOMMODATION
- FULL HEIGHT ROLLER SHUTTER LOADING DOORS



UNIT 3A



AERIAL VIEW



UNIT 1A



UNIT 1A



GATE 3



JUNCTION 34 OF THE M1 MOTORWAY CAN BE ACCESSED IN 3 MINUTES VIA SHEPCOTE LANE

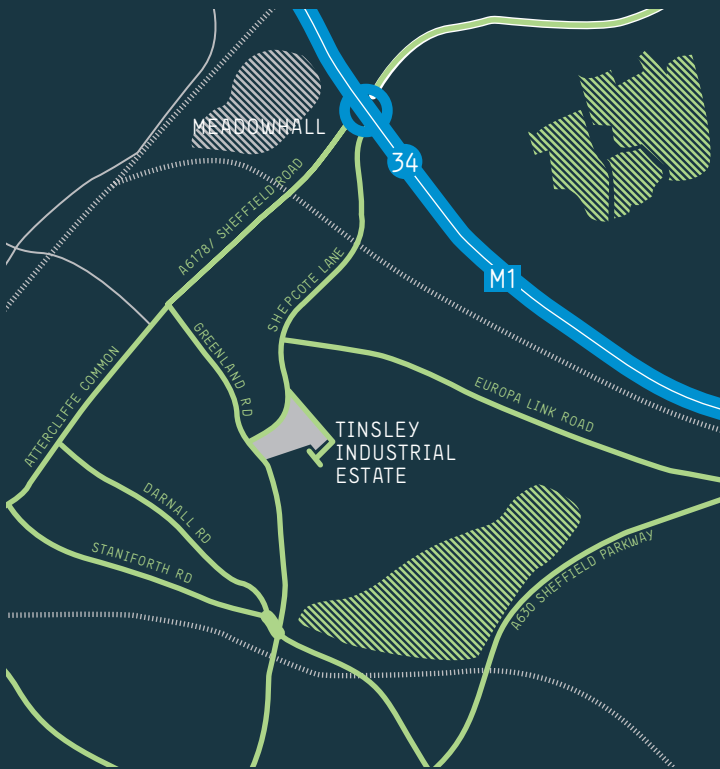
# AN IDEALLY SITUATED INDUSTRIAL ESTATE, CLOSE TO ALL THE MAJOR ROAD NETWORKS OF SHEFFIELD GIVING GREAT ACCESS TO THE MOTORWAY NETWORK AND SHEFFIELD CITY CENTRE

LOCATION  
(SAT NAV REFERENCE S9 1TH)

TINSLEY INDUSTRIAL ESTATE OCCUPIES A PROMINENT 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 SOME 2.5 MILES AWAY, ACCESSED BY WAY OF THE EUROPA LINK ROAD.

DONCASTER SHEFFIELD ROBIN HOOD AIRPORT IS 25 MINS BY CAR. SHEFFIELD CITY STATION IS A 10 MINUTE DRIVE INTO THE CITY CENTRE.

DESTINATION	TIME	MILES
M1 JUNCTION 34	3	1.2
M1 JUNCTION 33	9	2.5
ROTHERHAM	15	4
DONCASTER	25	20
ROBIN HOOD AIRPORT	35	25
BARNSELY	20	14
LEEDS	39	33
MANCHESTER	1HR 10	41
LONDON	3HR 10	165



MICRO



MACRO

**Lambert Smith Hampton**  
0114 275 3752  
FOUNTAIN PRECINCT BALM GREEN SHEFFIELD S1 2JA

**0114 272 9750**  
**Knight Frank**

FOR FURTHER INFORMATION AND DETAILS OF AVAILABILITY PLEASE CONTACT ONE OF THE JOINT AGENTS

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