



## UNIT 2 Industrial/Warehouse Unit

13514sqft (12555sqm)

**TO BE** 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 2 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 is due to be refurbished and benefits from the following:

- 4.3m eaves
- Full height roller shutter loading access
- Connections to all main services
- Fitted office accommodation
- Heating and lighting to the warehouse
- Good sized loading area



## 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 to the North.

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

Doncaster Sheffield Airport is 25 minutes by car, Sheffield Train Station is 10 minute drive into the city centre.

## Distances

	ROAD	RAIL
Rotherham	10 mins	12mins
Doncaster	30 mins	38 mins
Barnsley	25 mins	26 mins
Leeds	45 mins	40 mins
Manchester	1hr	1hr 10mins
London	3hr 30 mins	2hrs

## site plan



## Lease

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

## Rent

The quoting rental is £64,191.50 per annum exclusive

## 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 any transactions.

## Estate Charge

There is an estate charge payable to cover cost and maintenance of common estate roads and areas and on site CCTV.

## Business Rates

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

## ERC

Available on request

## Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number 06305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.  
April 2019

## Viewing & Further Information



0114 272 9750

[KnightFrank.co.uk](http://KnightFrank.co.uk)

[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

[ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)