



Industrial / Warehouse Unit

Unit 15c Tinsley Industrial Estate, Sheffield, S9 1TL

To Let

- 4,854 sq. ft. (451 sq. m)
- Good quality warehousing accommodation
- Easy access to Junction 33/34 M1
- Flexible terms available

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Location

Tinsley Industrial Estate occupies a prominent position within the Lower Don Valley area of Sheffield, fronting both Greenland Road and Shepcote Lane, which provide easy access to both Junction 34 of the M1 Motorway and also Junction 33 via Europa Link.

The surrounding area is an established commercial location, home to a mixture of industrial and warehouse occupiers, including Pollards Coffee, William Beckett and Waterline.

Description

The accommodation provides good quality warehousing accommodation, fitted with lighting, three phase electricity, roller shutter loading door and an eaves height of 3.5m. There is a fitted office / trade counter to the unit and WC and kitchen facility.

Externally, the unit has the benefit of shared loading and car parking area.

Accommodation

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

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 estate roads and areas.

VAT

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

Legal Costs

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

Business Rates

The accommodation has a rateable value of £19,750. Rates payable for the year 2015/2016 are 49.3p in the £.

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

Viewing & Further Information

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