



## UNIT D Industrial/Warehouse Unit

4,618 SQ FT (429 SQ M)

**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 D Tinsley Industrial Estate** provides good quality warehousing accommodation, fitted with lighting, three phase electricity, roller shutter loading door and an eaves height of 3.5m.

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

From the measurements provided, we understand that the accommodation provides the following gross internal floor areas: 4,618 sq ft (429 sq m)

- **Good quality warehousing accommodation**
- **Fitted office accommodation**
- **Easy access to Junction 34 M1**

## LOCATION

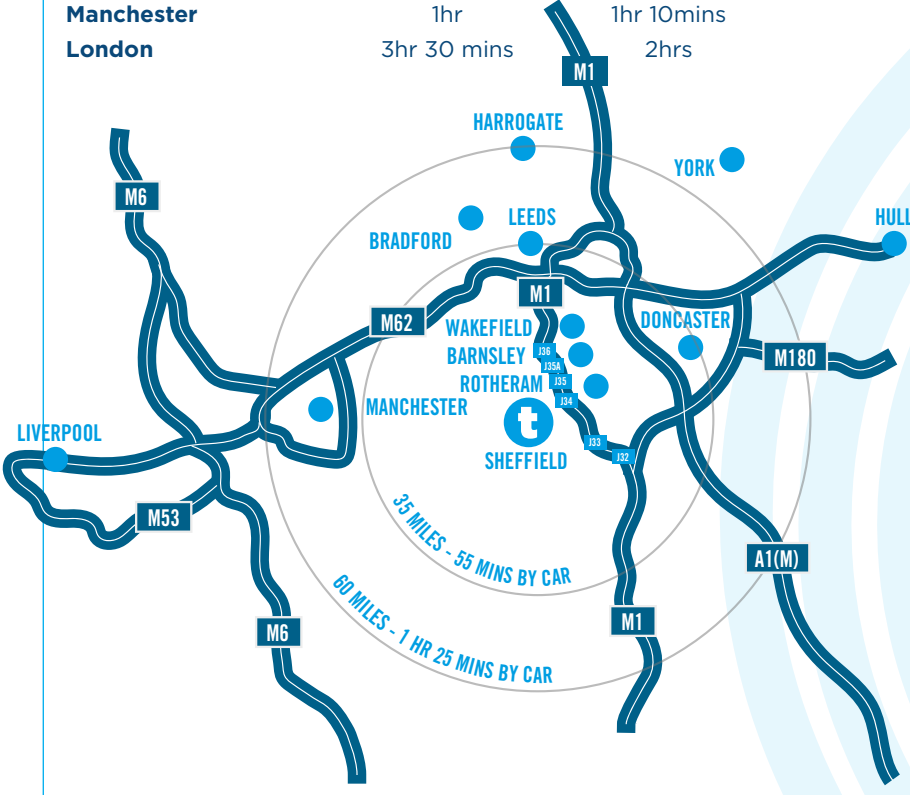
**Tinsley Industrial Estate** occupies an ideal position fronting on to Greenland Road and Shepcote Lane, which provides direct access to Junction 34 of the M1 Motorway, a little more than 1 mile away.

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 £21,500 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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