



UNIT 2 Industrial/Warehouse Unit

13,514 SQ FT (1,255.5 SQ M)

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	12 mins
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 £60,813 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.

EPC

Available on request

Important Notice:

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VIEWING & FURTHER INFORMATION



rebecca.schofield@knightfrank.com
ben.white@knightfrank.com