

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Units E & F, Tinsley Industrial Estate, Shepcote Lane, Sheffield, S9 1TL



- Large Trade Counter Unit
- Located on the Popular Tinsley Industrial Estate
- 6,174 sq ft Gross Internal Area
- Large Secure Yard
- Easy access to Junction 34 M1
- Lease Available for Assignment

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LOCATION

The units are located on the established Tinsley Industrial Estate and accessed from Shepcote Lane, which gives direct access to Junction 34 of the M1 Motorway. Junction 33 of the M1 is also easily accessible within 3 miles via Europa Link. Meadowhall Shopping Centre is within a 5 minutes drive to the north west.

Tinsley Industrial Estate is 5 miles to the east of Sheffield city centre, with easy access to the city centre.

DESCRIPTION

The property comprises an end terrace trade counter unit of steel frame construction with an insulated panelled ceiling. There are two full height roller shutter loading doors along with separate pedestrian entrances. The property benefits from three phase electricity, concrete floor, strip lighting, male and female WC's and 3.5 m eaves height.

Externally, the units benefits from a large secure yard to the right hand side extending to circa 0.25 acre along with a shared loading and car parking area to the front.

ACCOMMODATION (Approx gross internal areas)

Units E & F Total 6,174 sq ft 573.6 sq m

The secure yard is approximately 0.25 acre (0.11 ha)

RATING ASSESSMENT

The 2017 Rating assessment is: -

Warehouse & Premises R.V £26,000

The estimated rates bill for 2018/19 is £12,480.



LEASE ASSIGNMENT

An assignment of the current lease is available. This expires on 30th September 2020 at a current passing rent of £20,000 pa.

Alternatively, a new, longer lease may be available. Further details on request.

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

SERVICE CHARGE

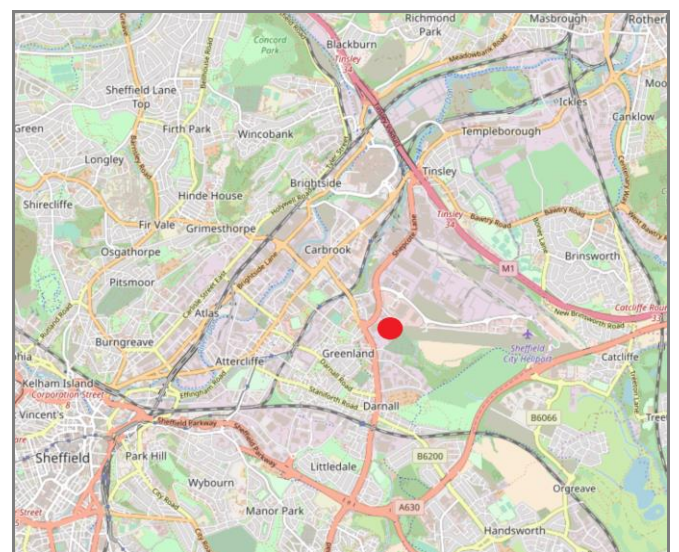
A service charge will be payable for the maintenance of the estate, including landscaping, common areas and security. Details on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com



**SUBJECT TO CONTRACT AND AVAILABILITY
November 2018**