



2 TINSLEY DEPOT

Shepcote Lane, Sheffield, S9 1TH

J34 M1

DUE TO BE EXTENSIVELY REFURBISHED

INDUSTRIAL / WAREHOUSE / MANUFACTURING
TO LET

66,300 - 192,658 SQ FT
(6,159 - 17,898 SQ M)





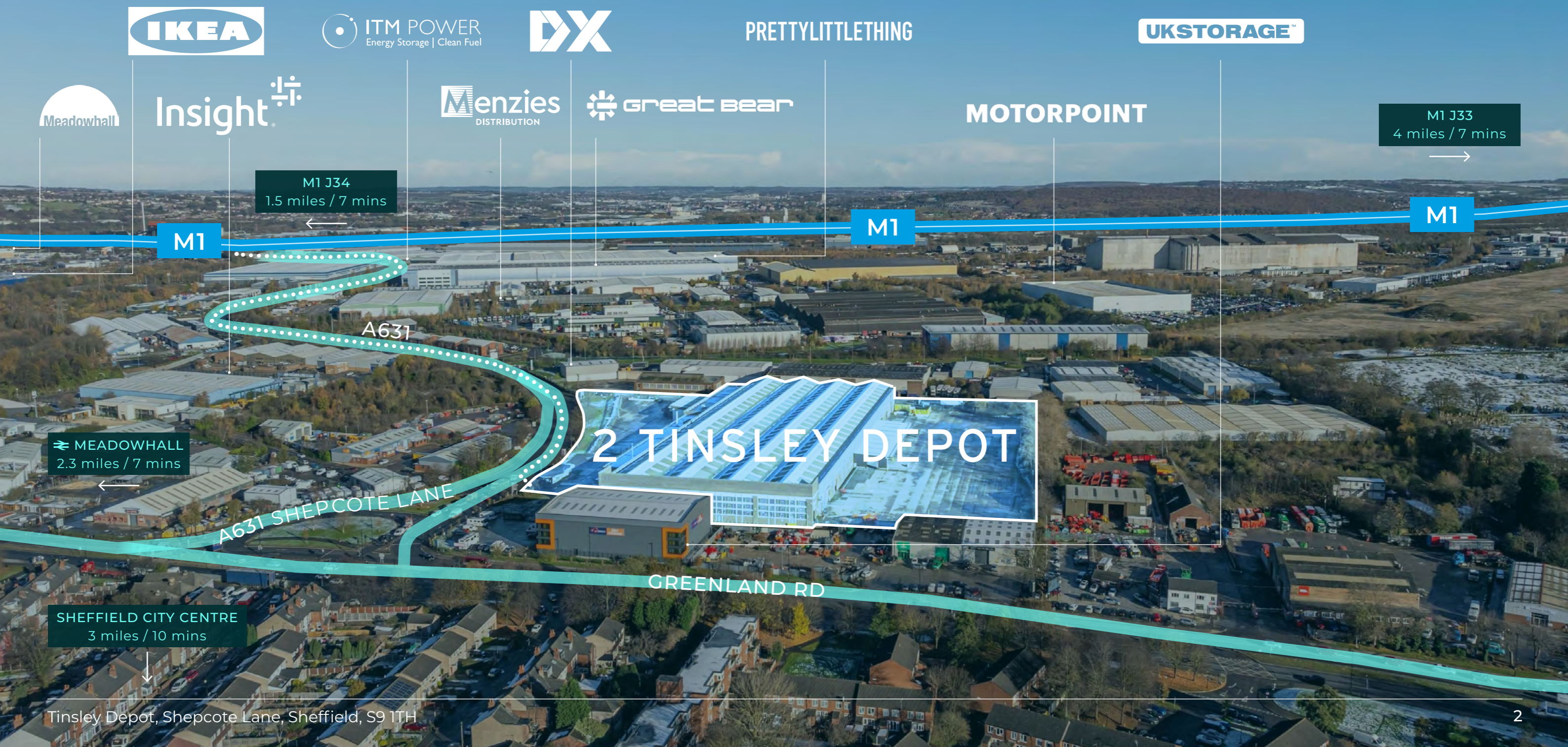
Flexible Industrial / Manufacturing / Warehouse Space able to offer from 66,300 up to 192,600 sq ft with Extensive Office Space and 70m Yard

Ideal location with Excellent Transport Links

The premises form part of **Tinsley Industrial Estate**, ideally located in east Sheffield. The site is **immediately accessible to J34 of the M1** motorway (1.5 miles away) via Shepcote Lane. J33 of the M1 motorway is also easily accessible via Europa Link and Sheffield city centre is located 4 miles to the south. The M1, M62 and M18 motorways are also within easy reach.

The surrounding area is an **established industrial and warehouse location**, home to occupiers including ITM Power, Outokumpu, Great Bear / Culina, Royal Mail and M&S.

The site also forms part of the AMID (Advanced Manufacturing and Innovation District) and is in close proximity to the regions Advanced Manufacturing Park which is home to occupiers including Rolls-Royce, McLaren Automotive and The University of Sheffield.



Transform Your Operations: Flexible Space to Suit Occupiers Requirements

Located fronting **Shepcote Lane**, the premises are suitable for **Industrial / Manufacturing and Warehouse** use.

The premises are being **fully refurbished** to provide a modern unit.

The specification will include:



High-Profile Position
Fronting Shepcote Lane



10.7m
Eaves Height



10 Level Access
Loading Doors



Lighting to the Industrial /
Warehouse Space



CAT A Refurbished
Offices with AC to the
First Floor



70m Secure Yard



201 Parking Spaces



481 KVA
Power Supply



New Elevation with
New Windows



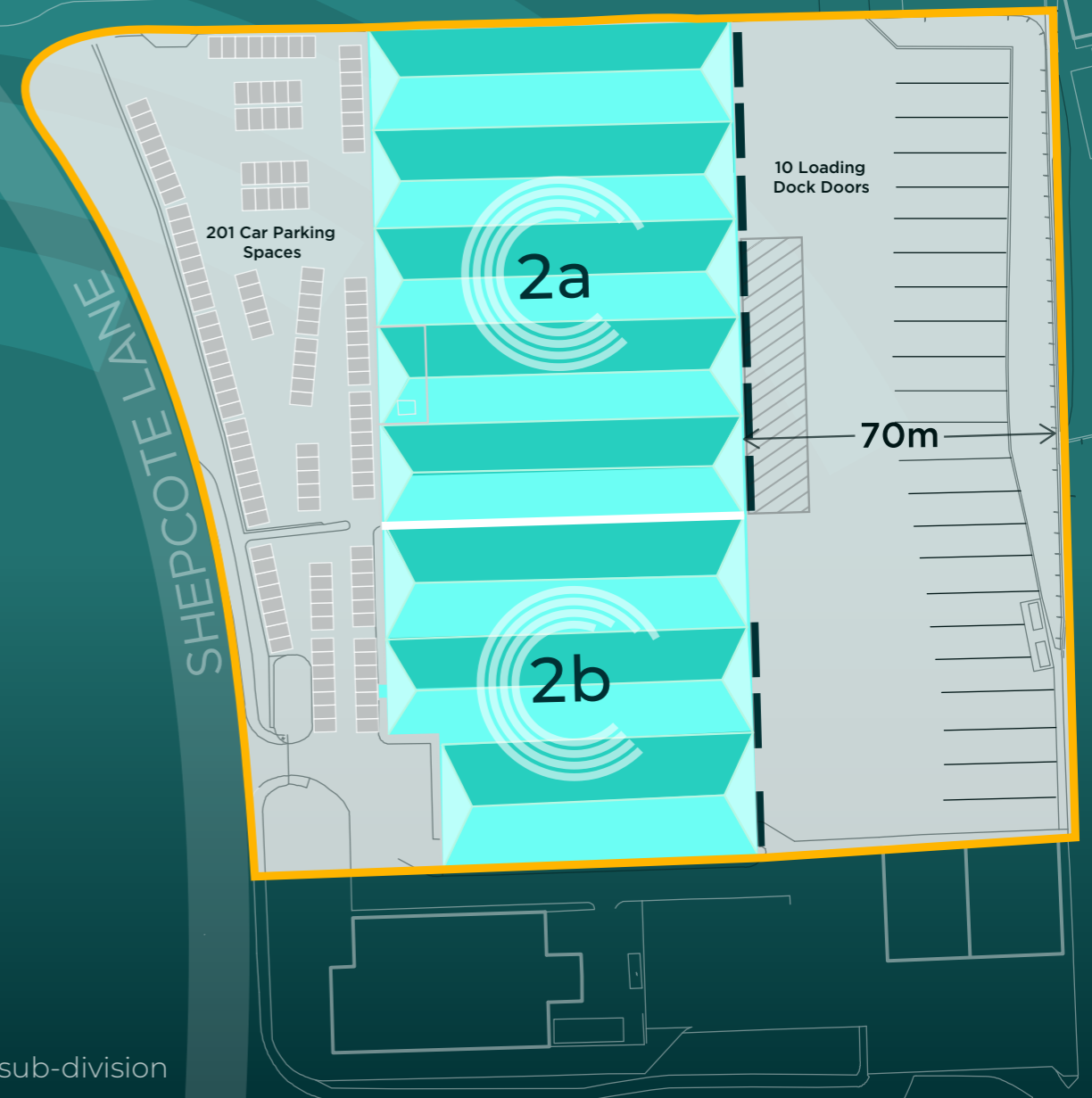
Target EPC A



EV Charging



New WCs and
Kitchen Facilities



Indicative sub-division

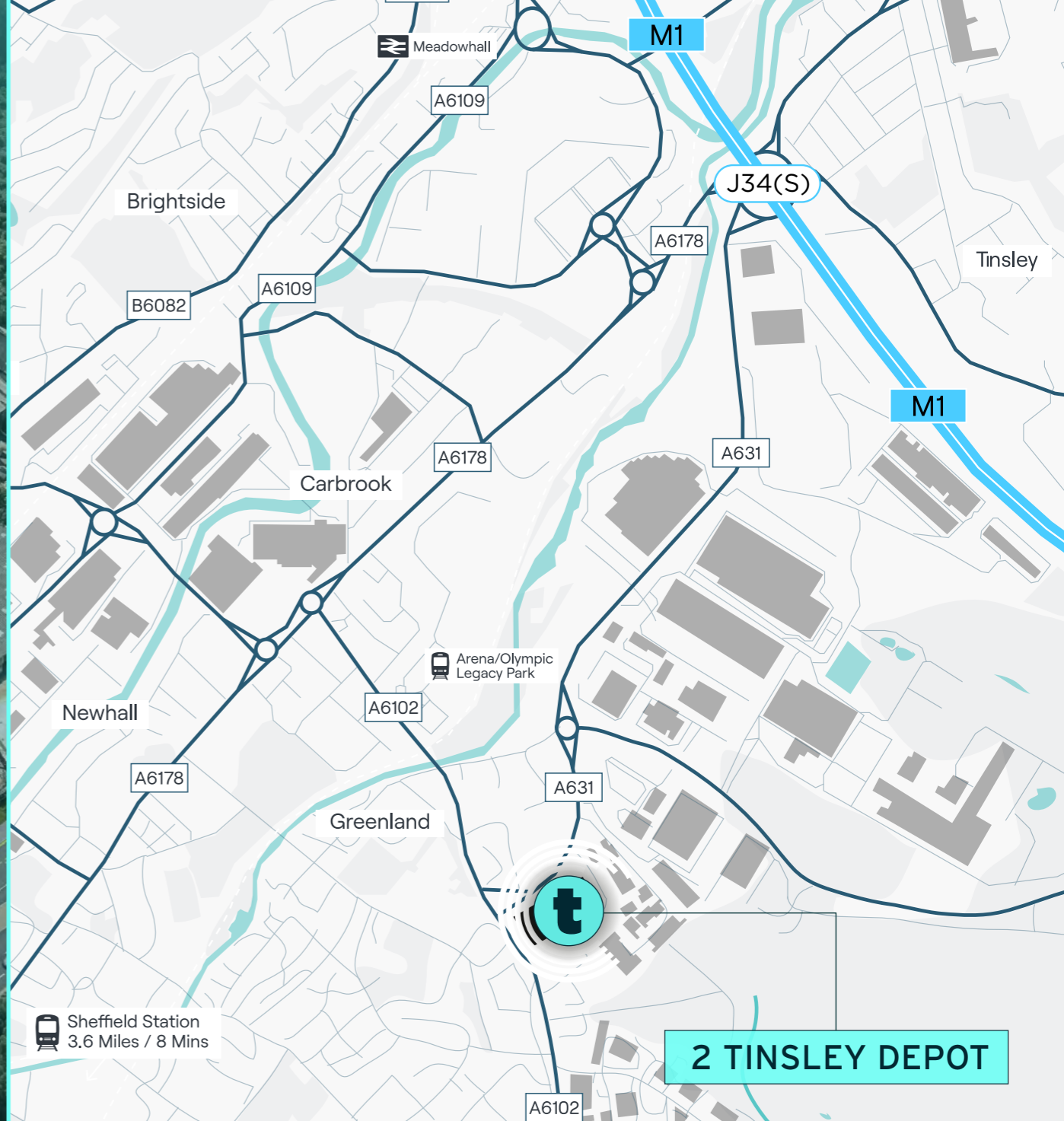
Accommodation

From the measurements provided, the premises provide the following GIAs:

	Sq M	Sq Ft
Warehouse	15,291	164,594
Ground Floor Office	1,424	15,330
First Floor Office	1,183	12,734
Total	17,898	192,658
Canopy	1,463	15,751

The premises offer flexibility and can be sub divided to offer space from approximately **66,300 sq ft - 192,658 sq ft.** (the exact position of the division can be agreed) See indicative plan above.

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c.29,000

Passing Vehicles
Per Day



74.2%

Economically Active in
the Sheffield Area



>2.8m

Population Within
25 Mile Radius



	Miles	Time	Miles	Time
Sheffield Parkway	1 miles	3 mins	M18 J1	8.9 miles / 17 mins
M1 J34	1.7 miles	4 mins	Doncaster	20.1 miles / 29 mins
Sheffield City Centre	3 miles	10 mins	Wakefield	23.4 miles / 34 mins
Rotherham	4 miles	7 mins	M62 J29	26.9 miles / 34 mins
M1 J33	4 miles	7 mins	Leeds	32 miles / 35 mins

Further Information

Terms

The accommodation is due to be fully refurbished. The premises are available to let by way of a new lease on terms to be agreed.

Rent

On application.

EPC

EPC available on completion of refurbishment works.

Target EPC rating A.

Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Due Diligence

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

Rateable Value

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

VAT

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



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