



Tinsley Park Close

Sheffield, S9 5DE



TO LET

Detached Warehouse / Industrial Premises
53,267 sq ft (4,948.66 sq m) on a site of 3.1 acres

[///plot.snows.eagles](http://plot.snows.eagles)

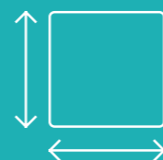
AVAILABLE NOW | EXTENSIVELY REFURBISHED



Direct access to both J34 M1 and Sheffield City Centre



Eaves height of 8 metres



Large secure yard area with 45 metre depth



6 dock + 2 ground level doors



Fully sprinklered

M1 J34N

5 mins - 1.1 miles

M1 J34S

2 mins - 0.9 miles

ROTHERHAM

8 mins - 3.9 miles

M1 J33

8 mins - 3.8 miles



MOTORPOINT



M1

M1

Carbrook Supertram Stop

Valley Entertainment Supertram Stop

SHEPCOTE LANE

TINSLEY PARK ROAD

TINSLEY PARK CLOSE

SHEPCOTE LANE / A613

SHEFFIELD

10 mins - 4.6 miles

Tinsley Pk Close, Sheffield

///plot.snows.eagles

Super Location with Excellent Transport Links

The premises are strategically situated being within 1 mile from Junction 34 of the M1 and within close proximity to both Sheffield City Centre and Junction 33 of the M1.

The property is located within the Don Valley area of Sheffield, which is one of Sheffield's most established industrial / manufacturing locations.

The premises are accessed via Tinsley Park Close, which is just off Shepcote Lane (A613), whilst the property is also situated in close proximity to two Supertram stops providing superb public transport links.

Notable local occupiers include South Yorkshire Police, Fit Out UK, ITM Power, Forgemasters and Culina Group.



fit out

Tinsley Pk Close, Sheffield



Location

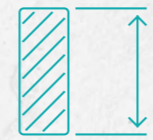
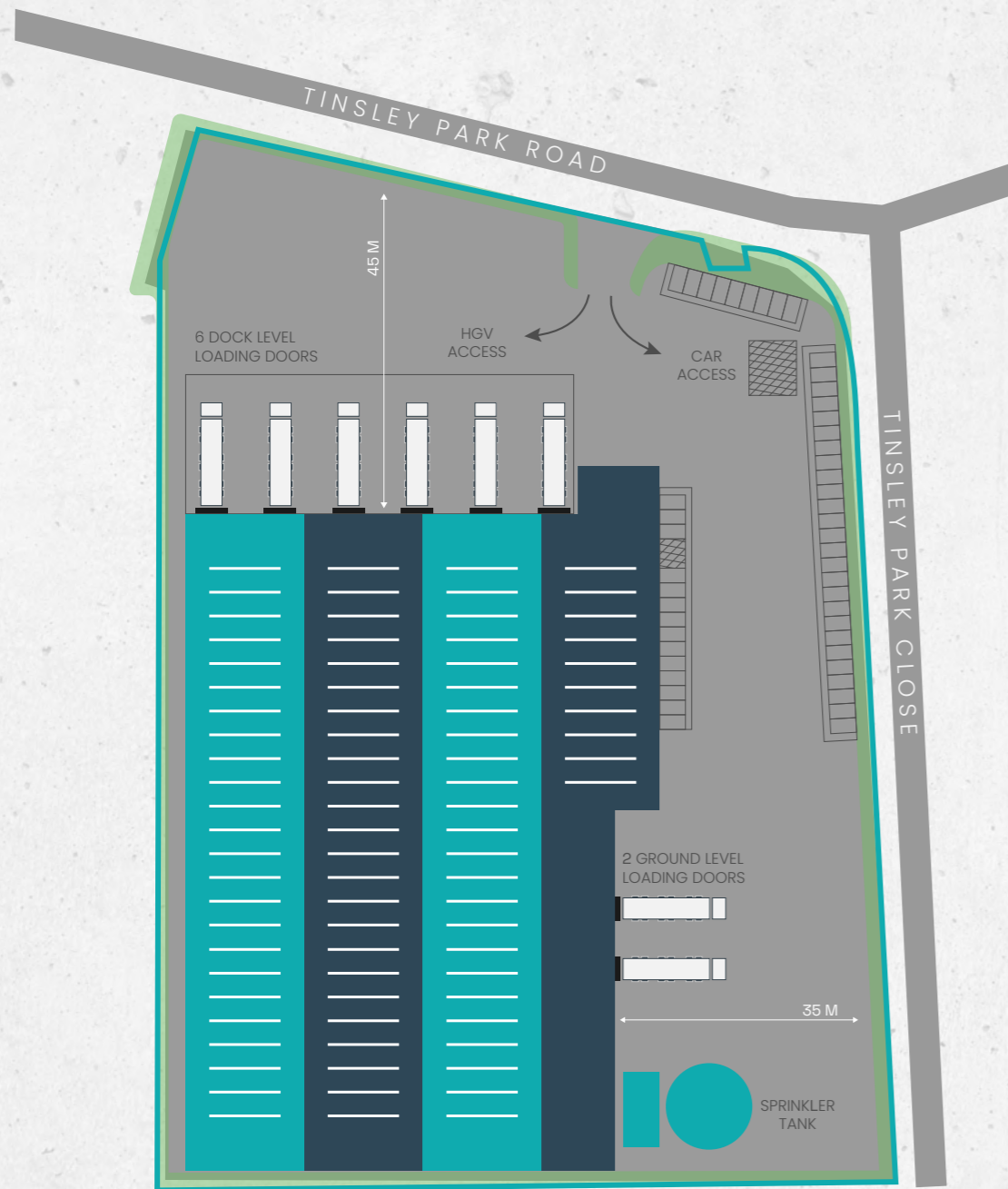
Drive Times

	Miles	Time		Miles	Time
M1 J34(S)	0.9 miles	2 mins	Sheffield City Centre	4.6 miles	10 mins
Sheffield Parkway	1 miles	3 mins	Doncaster	20 miles	29 mins
M1 J33	3.8 miles	8 mins	Wakefield	23.4 miles	34 mins
Rotherham	3.9 miles	8 mins	Leeds	32 miles	35 mins

Description

The property provides a detached warehouse / industrial facility with ancillary office accommodation.

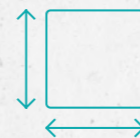
The premises has been extensively refurbished and is available now.



Eaves Height of 8m



Fully Sprinklered



Yard Depth of 45m plus



New Steel Profile Insulated Roof with Translucent Roof Panels



2 Ground Level Loading Doors



6 Dock Level Loading Doors



High Quality Ancillary Offices & Welfare Facilities



LED Warehouse Lighting



Tinsley Park Close



Accommodation

The property has the following gross internal floor areas, which has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

	Sq M	Sq Ft
Industrial / Warehouse Space	4,659.41	50,153
Office / Canteen	289.25	3,114
Total	4,948.66	53,267

Externally, the premises benefit from a large secure yard and loading area with perimeter fencing and entrance gates and the site area totals approximately 3.1 acres.



Rateable Value

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

Due Diligence

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

EPC

Available on request following completion of refurbishment.

VAT

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

Contact:

Costs

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

Terms

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Quoting Rent

On application.



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