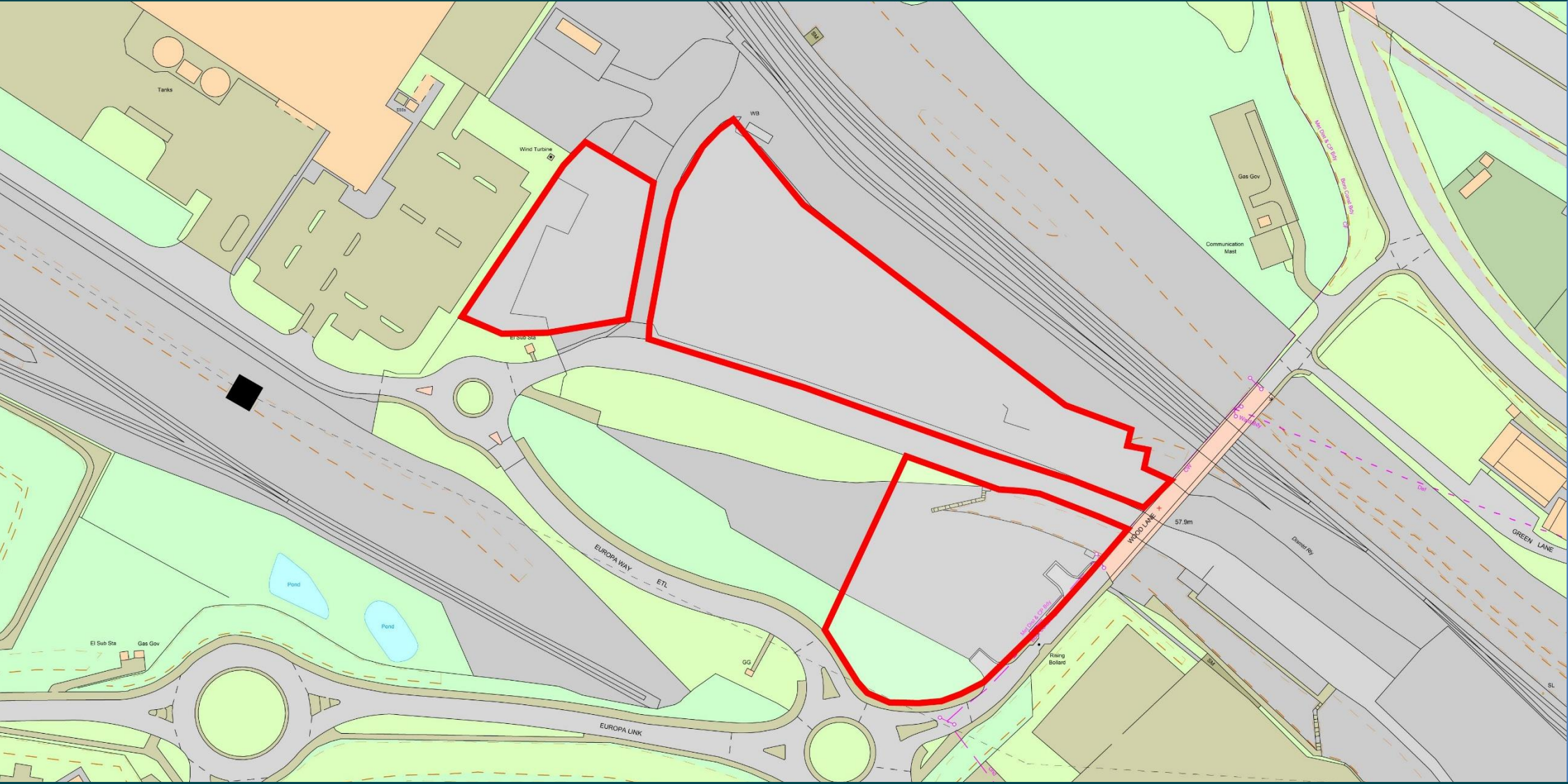


# TO LET.

*0.4 – 3.54 Acres of Hard Standing Open Storage Land With Immediate Rail Terminal Access.*



## **Tinsley Marshalling Yard, Europa Way, Tinsley, Sheffield S9 1TQ.**

*Open Storage Plots With Immediate Rail Terminal Access Ranging From 0.4 Acres to 3.54 Acres in an Established Commercial Location – Available Now.*

## Location.

Tinsley Marshalling Yard is located off Europa Way in the Tinsley area of Sheffield, within an established location that is immediately accessible from the Sheffield Parkway, and further benefits from excellent motorway links, with Junction 33 of the M1 conveniently located approximately 2.2 miles to the East of the premises, whilst Junction 34 of the M1 Motorway is also approximately 2.5 miles to the North West of the premises. Tinsley Marshalling Yard also has excellent rail connectivity, benefitting from immediate rail terminal access, linking to Sheffield and further locations to the South and West, as well as towards Rotherham and further locations to the North and East.

Sheffield City Centre is situated approximately 6.4 miles to the South West of the subject site. The land is situated on the outskirts of the well-established Sheffield Business Park, and the surrounding area is home to a range of prominent regional and national industrial and office occupiers such as Octopus Energy, JLA, CarShop Sheffield, M&S Distribution, Fulcrum and South Yorkshire Police to name but a few.

## Description.

There are 3 available plots of hard standing open storage land, which could be let separately or to one occupier given their close proximity. The available plots are as follows:

- Plot 1 – 0.4 Acres
- Plot 2 – 2.24 Acres
- Plot 3 – 0.9 Acres

The plots are level and regular in shape. Plots 1 and 2 benefit from hardcore surfacing and are accessed via Europa Way, whilst Plot 3 is to undergo refurbishment to present a cleared, fenced site with new access into the site off Wood Lane.





# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated March 2025. Photographs dated March 2025.

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