

# To Let

10 Park House Lane,  
Tinsley, Sheffield, S9 1XA

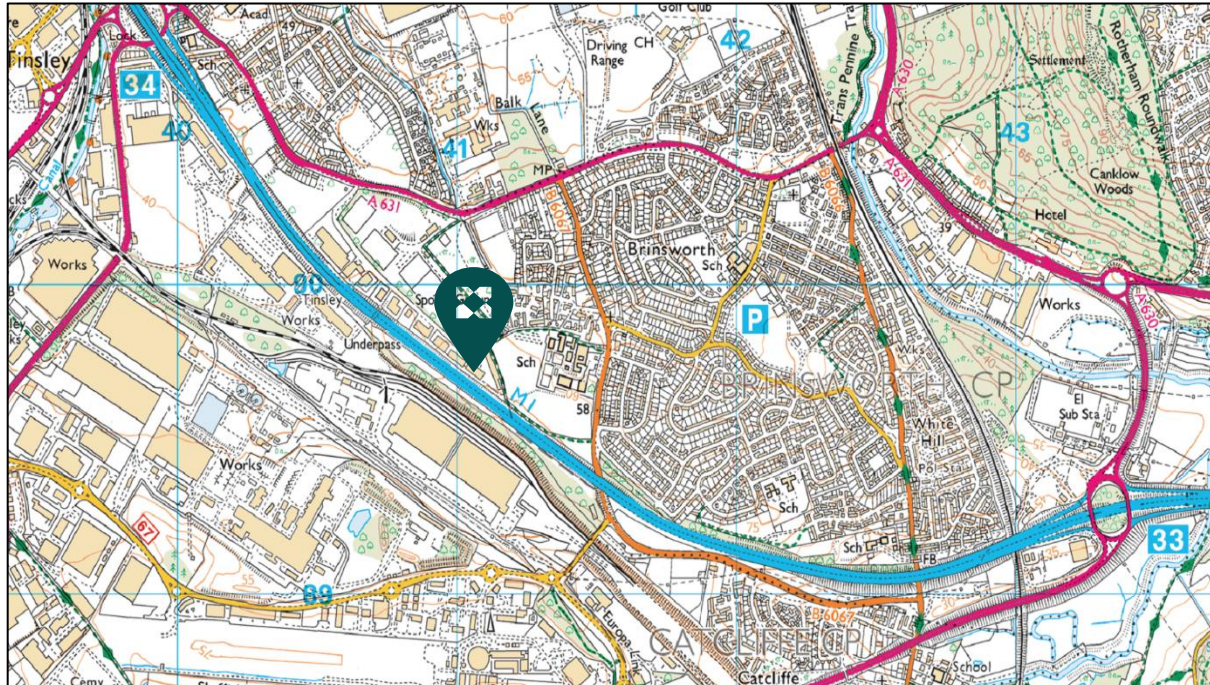
**20,251 sq ft (1,881.36 sq m)**

- Detached industrial / warehouse premises
- Dock level loading
- Large shared yard with gated access
- Immediate Access to J34 M1

Your partners in property



# Location



The premises are located on Park House Lane in the Tinsley area of Sheffield, in an established industrial location. The premises benefit from immediate access to Junction 34 of the M1 Motorway approximately 1.1 miles away, whilst Junction 33 of the M1 Motorway is accessed approximately 3 miles away, both accessed from Park House Lane via Bawtry Road (A631). Sheffield City Centre is located approximately 6.4 miles to the South West.

The surrounding area is home to occupiers including CML, UK Fixings, Fresh Island Foods, Hancocks and Bestway.



## By Road

Approximate road travel distances are as follows:

Junction 34 M1:	1.1 miles
Junction 33 M1:	3 Miles
Sheffield City Centre:	6.4 miles

# Description

The premises comprise a detached industrial / warehouse building of steel portal frame construction with part metal clad and part blockwork elevations, set beneath a pitched roof incorporating translucent roof panels. The specification includes the following:

- Open span industrial / warehouse space
- 4x Dock level loading doors
- LED lighting throughout
- Ami-Rad heaters
- 6.68 metre eaves
- Staffroom / canteen
- WCs to the basement
- Connections to all main services, including three phase electricity
- Good sized shared yard and car parking with electric gates
- Immediate Access to J34 M1



6.68m Eaves



4x Dock Level  
Loading Doors



Staff Facilities  
Including W/Cs and  
Kitchen



LED Lighting



Secure Site



Good Sized  
Yard

## Accommodation

From the measurements taken, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse	1,881.36	20,251
<b>Total</b>	<b>1,881.36</b>	<b>20,251</b>

## Terms

The accommodation is available to let by way of a new lease terms to be agreed.

## Quoting Rent

The quoting rent is £4.45 per sq ft per annum exclusive.

## EPC

The premises have an EPC Rating of D-92.

A full EPC is available on request.

## Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rates

The Rateable Value of the premises is currently £63,000, which is due to increase to £76,500 in April 2026.

The current Business Rates Multiplier is 55.5p in the £.

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



# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



[www.knightfrank.co.uk](http://www.knightfrank.co.uk) / 0114 272 9750



**Kitty Hendrick**

0114 241 3907

07989 735 137

[Kitty.hendrick@knightfrank.com](mailto:Kitty.hendrick@knightfrank.com)



**Rebecca Schofield**

0114 272 9750

07776 172 123

[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)



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Particulars dated March 2026. Photographs dated March 2026.

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