



Industrial/Trade Counter Unit Size 12,333 sq ft (1,146 sq m)

- Well Located unit fronting Shepcote Lane in Sheffield
- Available immediately
- Potential to Combine Units 4 & 5 – 20,993 sq ft

Industrial/Warehouse Unit – To Let

Size 12,333 sq ft (1,146 sq m)

Location

The subject property is located on Tinsley Park close, fronting Shepcote Lane (A631) a short distance from Junction 34 of the M1 Motorway. The property is approximately 3 miles North East of Sheffield centre within an established commercial location. The surrounding land users are mainly industrial occupiers, with a small amount of office and trade operators close by.

Description

The unit is of steel portal frame construction with brick, block and profile clad elevations, surmounted by a multi pitched profile clad roof. Unit 5 provides an additional 2 story office block linking directly into the warehouse section of the property.

Externally the unit provides a dedicated, fenced yard area and separate parking area.

Units 4&5 – Both units could be combined to provide a double unit.

Accommodation

We have measured the unit to provide the following Gross Internal Area measurements: -

	Sq M	Sq Ft
Warehouse	1,006	10,830
Offices	140	1,503
Total	1,146	12,333
Combined 4&5		
Units 4&5	1,969	21,193

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

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

Terms

Quoting Terms of **£51,500 pa** at £5.95 per sq ft on Unit 5.

EPC Rating

This is available upon request.



Rateable Value

The property is designated as “Workshop and Premises” with a rateable value of £50,000.

Payable £27,200 pa (@54.4p in £).

Further Information

For further information please contact the below.

Ed Norris
T: 0114 270 9160
M: 07711 319 339
E: ed@cpartners.co.uk

Max Pickering
T: 0114 270 9165
M: 07835 059 363
E: max@cpartners.co.uk



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