



TO LET

INDUSTRIAL / WAREHOUSE ACCOMMODATION

208,663 SQ FT (19,385.3 M)

- 10.7m eaves height
- 15 Ground level loading doors
- Large secure yard - up to 70m deep
- Fitted office accommodation
- Direct access to J34 M1

UNIT 2 & 2A
TINSLEY DEPOT, SHEPCOTE LANE,
SHEFFIELD S9 1PS





DESCRIPTION

Occupying a profile position fronting onto Shepcote Lane, the premises provide an industrial / warehouse property which has most recently been used for B8 distribution.

The premises are of steel frame construction with brick built elevations.

The main factory/warehouse is in good condition and has been well maintained. It is finished to a eaves height of 10.7m, having the benefit of 15 ground level loading doors to the front of the rear and lighting throughout. Included within the warehouse are a number of stores/workshops. There is extensive office space to the front of the premises over 2 floors providing a mixture of open plan and partitioned accommodation and ancillary WC and kitchen facilities.

Externally the accommodation has dedicated car parking to the front of the site along with a large secure yard to the rear of the premises, extending up to 70m and a loading yard to the front.

There is also a small detached property with dedicated car parking and loading area.



ACCOMMODATION

The accommodation extends to the following gross internal floor areas:-

Description	Sq M	Sq Ft
Warehouse	13,893.32	149,548
Office within Warehouse	1,806.44	19,444
Main Offices	2,829.7	30,459
Detached Unit	855.85	9,212
Total Area	19,385.31	208,663
Canopy Rear	924.51	9,951
Canopy Front	437.92	4,714

EPC

The property has an EPC rating of C (61).

RENT

Upon application.

BUSINESS RATES

Interested parties are advised to make their own enquiries as to the rates payable.

VAT

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

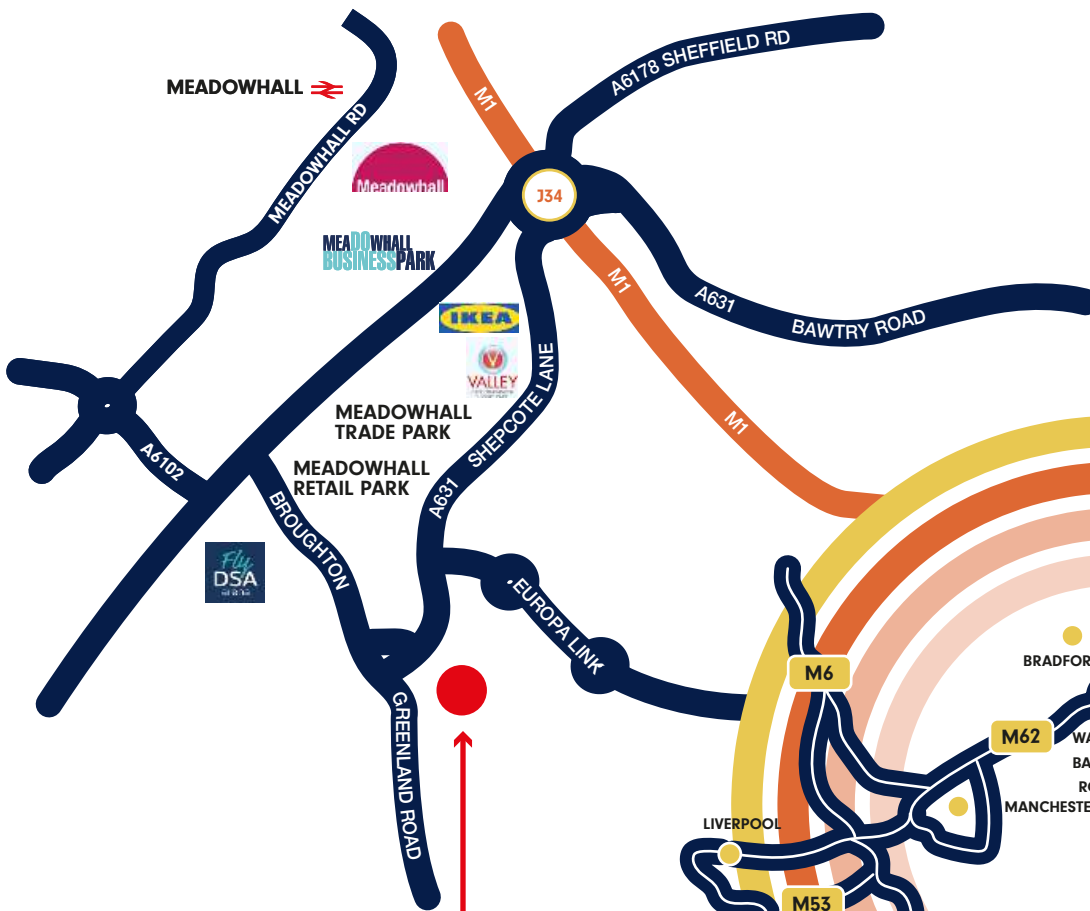
LEGAL COSTS

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

TERMS

The premises are available to let by way of an assignment or sub-lease

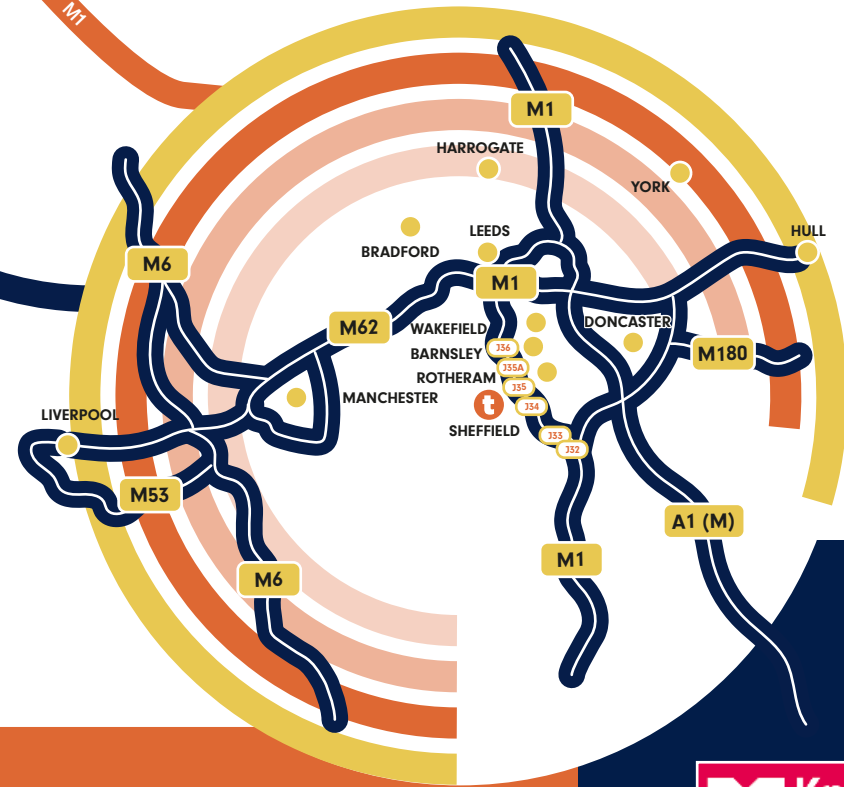




LOCATION

The premises form part of Tinsley Industrial Estate, ideally located east Sheffield. The site is immediately accessible to J34 of the M1 motorway 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 surrounding area is an established industrial and warehouse location, home to occupiers including Clipper Logistics, Great Bear/Culina, Royal Mail and M&S. The M1, M62 and M18 motorway's are also within easy reach.



VIEWING & FURTHER INFORMATION

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