



Industrial/Trade Counter Unit Size 8,860 sq ft (805 sq m)

- Well Located unit fronting Shepcote Lane in Sheffield
- Available immediately
- Hardstanding/Yard area

Industrial/Warehouse Unit – To Let

Size 8,866 sq ft (805 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 pitched profile clad roof. Unit 4 provides office accommodation within the warehouse and accessed via a separate personal entrance. Externally the unit provides a hardstanding yard/parking area.

Accommodation

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

	Sq M	Sq Ft
Warehouse	714	7,684
Office	91	976
Total	805	8,660

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 £51,525 at **£5.95** per sq ft.

EPC Rating

This is available upon request.

Rateable Value

The property is designated as “Workshop and Premises” with a rateable value of £32,000.

Payable £17,408 pa (@54.4p in £).



Further Information

For further information please contact the below,

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Date of Particulars

December 2019



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