# To Let

Unit 4 Tinsley Park Close, Shepcote Industrial Estate Sheffield, S9 5DE



# 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

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# 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.

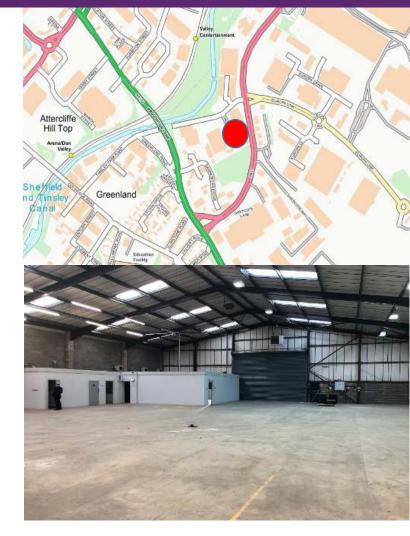
#### **EPC** Rating

This is available upon request.

#### **Rateable Value**

The property is designated as "Workshop and Premises" with a ratable 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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