Tinsley Park Close

Sheffield, S9 5DE

TO LET

Detached Warehouse / Industrial Premises

53,267 sq ft (4,948.66 sq m) on a site of 3.1 acres

///plot.snows.eagles

AVAILABLE NOW | EXTENSIVELY REFURBISHED



Direct access to both J34 M1 and Sheffield City Centre

Eaves height of 8 metres

Large secure yard area with 45 metre depth

6 dock + 2 ground level doors

Fully sprinklered

Aerial

M1 J34N
5 mins - 1.1 miles

M1 J34S
2 mins - 0.9 miles

ROTHERHAM
8 mins - 3.9 miles

M1 J33
8 mins - 3.8 miles

Valley Centertainment SHEFFIELD
DBL LOGISTICS
MAN
ITM
boohoo
Menzies DISTRIBUTION
Parfetts
MOTORPOINT
Meadowhall
IKEA
South Yorkshire POLICE
ITM
dormole
great bear
PRETTYLITTLETHING
Volkswagen

M1
M1
Carbrook Supertram Stop
Valley Entertainment Supertram Stop
SHEPCOTE LANE
SHEPCOTE LANE / A613
TINSLEY PARK ROAD
TINSLEY PARK CLOSE

SHEFFIELD
10 mins - 4.6 miles

Tinsley Pk Close, **Sheffield**

Tinsley Pk Close, **Sheffield**

///plot.snows.eagles

///plot.snows.eagles

Super Location with Excellent Transport Links

The premises are strategically situated being within 1 mile from Junction 34 of the M1 and within close proximity to both Sheffield City Centre and Junction 33 of the M1.

The property is located within the Don Valley area of Sheffield, which is one of Sheffield's most established industrial / manufacturing locations.

The premises are accessed via Tinsley Park Close, which is just off Shepcote Lane (A613), whilst the property is also situated in close proximity to two Supertram stops providing superb public transport links.

Notable local occupiers include South Yorkshire Police, Fit Out UK, ITM Power, Forgemasters and Culina Group.

culinagroup

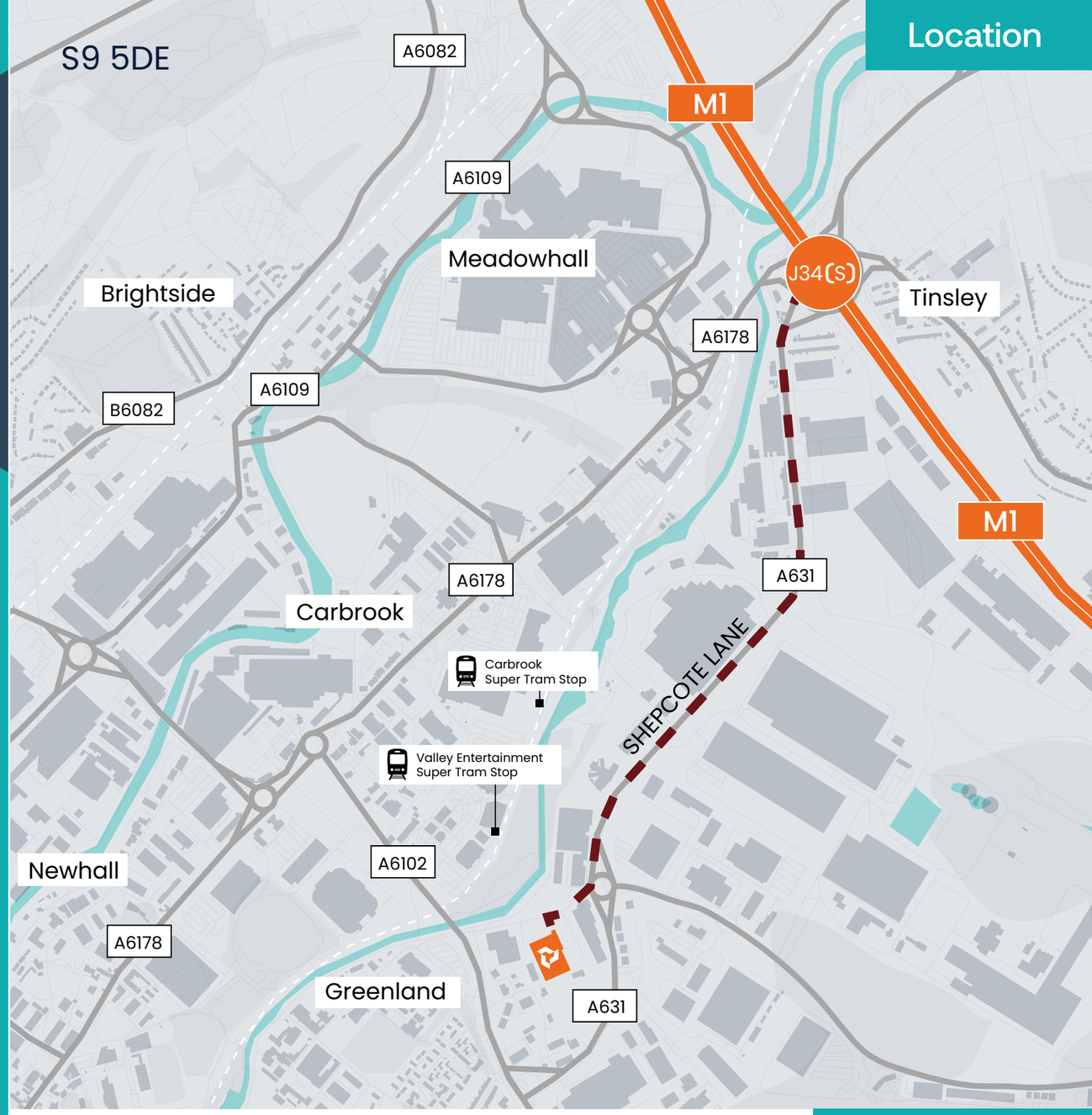
SHEFFIELD FORGEMASTERS

ITM

South Yorkshire POLICE

fit out

Location



Drive Times

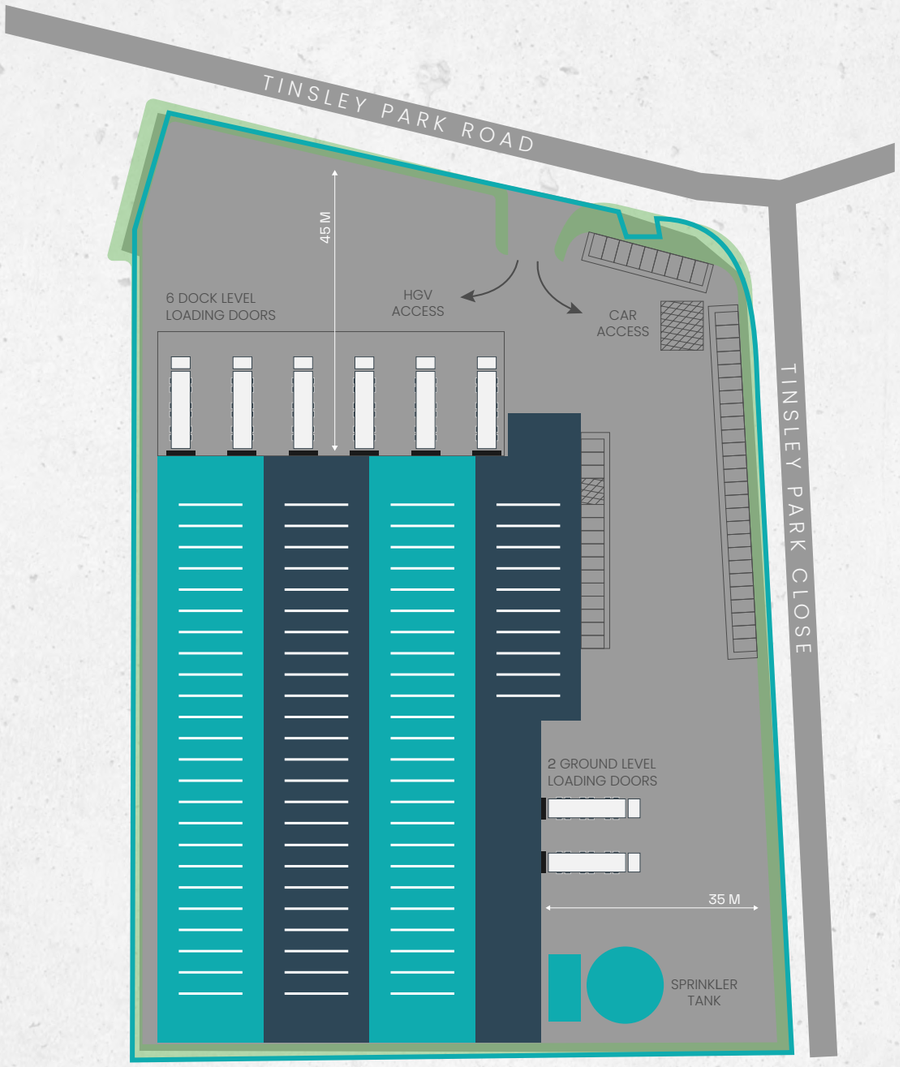
	Miles	Time
M1 J34(S)	0.9 miles	2 mins
Sheffield Parkway	1 miles	3 mins
M1 J33	3.8 miles	8 mins
Rotherham	3.9 miles	8 mins

	Miles	Time
Sheffield City Centre	4.6 miles	10 mins
Doncaster	20 miles	29 mins
Wakefield	23.4 miles	34 mins
Leeds	32 miles	35 mins

Description

The property provides a detached warehouse / industrial facility with ancillary office accommodation.

The premises has been extensively refurbished and is available now.



Eaves Height of 8m

Fully Sprinklered

Yard Depth of 45m plus

New Steel Profile Insulated Roof with Translucent Roof Panels

2 Ground Level Loading Doors

6 Dock Level Loading Doors

High Quality Ancillary Offices & Welfare Facilities

LED Warehouse Lighting

Tinsley Park Close



Accommodation

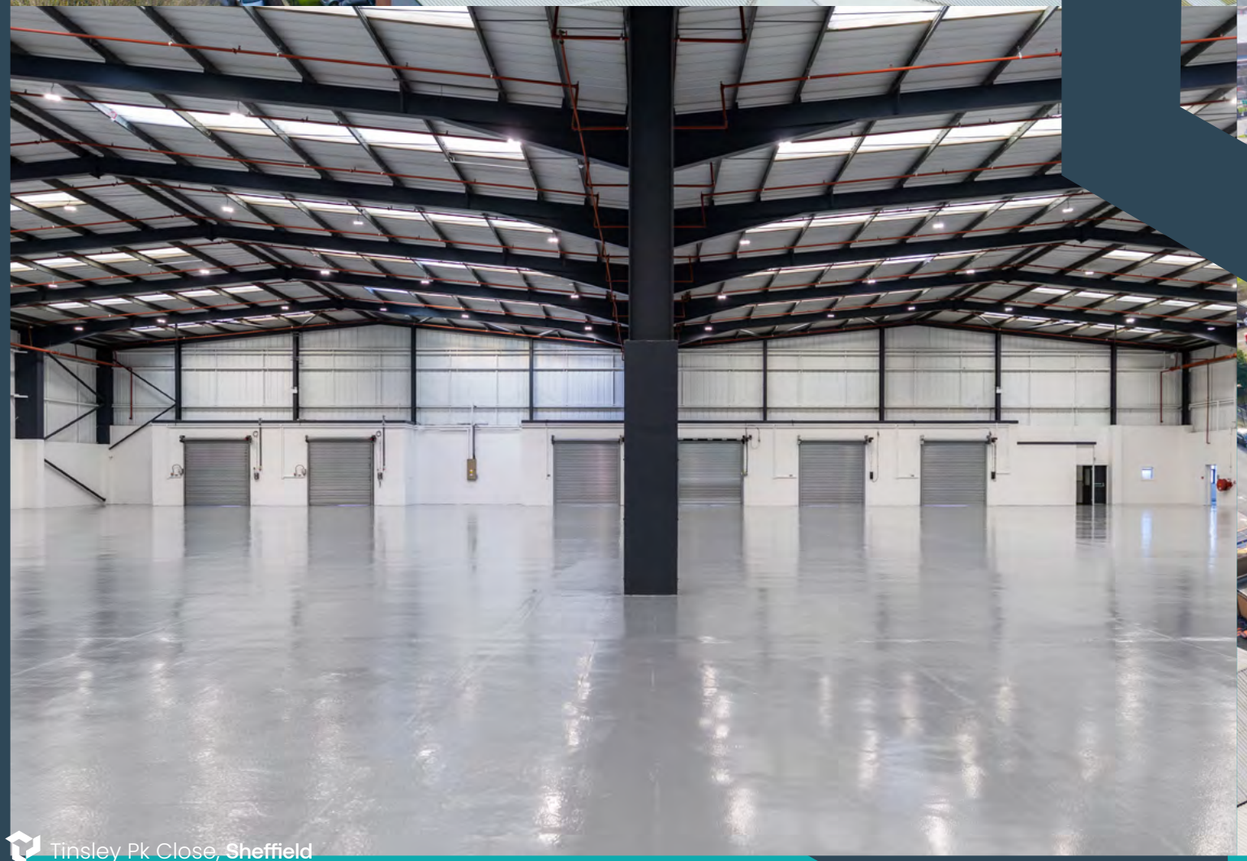
The property has the following gross internal floor areas, which has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

	Sq M	Sq Ft
Industrial / Warehouse Space	4,659.41	50,153
Office / Canteen	289.25	3,114
Total	4,948.66	53,267

Externally, the premises benefit from a large secure yard and loading area with perimeter fencing and entrance gates and the site area totals approximately 3.1 acres.









Further Information

Rateable Value

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

Due Diligence

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

EPC

Available on request following completion of refurbishment.

VAT

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

Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Quoting Rent

On application.

///plot.snows.eagles



Contact:

Knight Frank
Sheffield
0114 272 9750
KnightFrank.co.uk

Rebecca Schofield
+44 7776 172 123
Rebecca.Schofield@knightfrank.com

GV &Co™
gvproperty.co.uk
0113 245 6000

Paul Mack
+44 7921 933 636
paul@gvproperty.co.uk

Jonathan Jacob
+44 7809 526 118
jonathan@gvproperty.co.uk

Tinsley Pk Close
Sheffield, S9 5DE

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed. (2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all z to property transactions. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a member of an international network of independent firms which may use the "Knight Frank" name and/or logos as part of their business name and operate in jurisdictions outside the United Kingdom. No "Knight Frank" entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other "Knight Frank" entity. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Knight Frank LLP registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names (this can also be found at http://www.knightfrank.co.uk/about-us). DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by eighty. www.eighty.studio