

TO LET

Industrial / Warehouse Accommodation – Due to be refurbished.



2 Tinsley Depot, Shepcote Lane, Sheffield, S9 1TH.

66,300 - 195,564 sq ft (6,159 - 18,168 sq m)



Location.

The premises form part of Tinsley Industrial Estate, ideally located in east Sheffield. The site is immediately accessible to J34 of the M1 motorway (1.5 miles away) 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 motorways are also within easy reach.

Description.

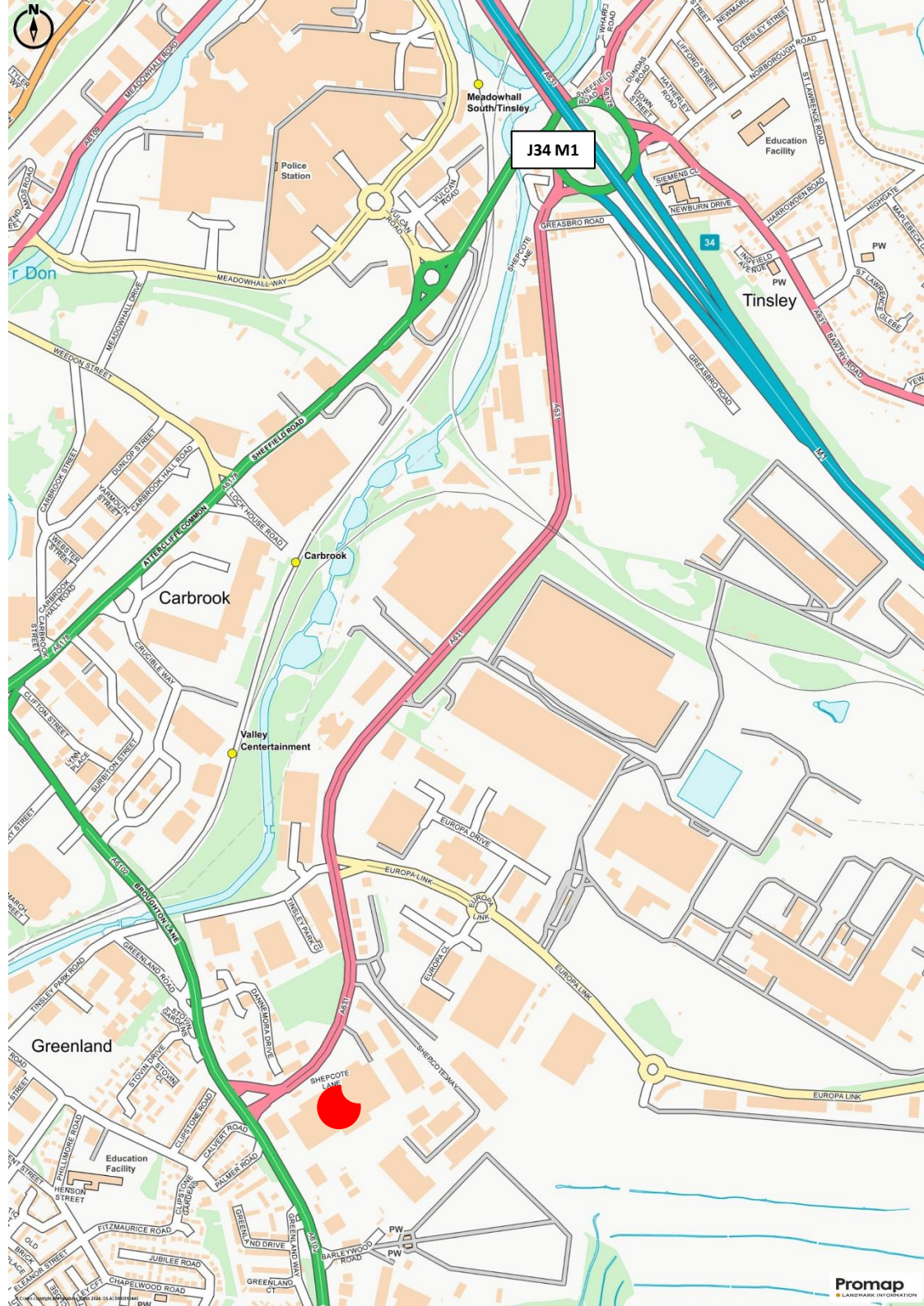
Occupying a high profile position fronting onto Shepcote Lane, the premises provide an industrial / warehouse property which has most recently been used for B8 distribution. The premises are of steel frame construction with brick-built elevations.

The main factory / warehouse is in a good condition and is finished to an eaves height of 10.7m, having the benefit of 15 ground level loading doors to the front and the rear of the property and lighting throughout.

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 the opportunity to divide the space to offer from 66,300 sq ft upwards (the exact position of the division can be agreed)



Accommodation.

We understand that the property has the following gross Internal Floor Area GIA:-

Description	Sq M	Sq Ft
Warehouse	15,291	164,594
Ground Floor Office	1,424	15,330
First Floor Office	1,453	15,640
Total Area	18,168	195,564
Canopy	1,463	15,751

There is the opportunity to divide the space to offer from 66,300 sq ft upwards (the exact position of the division can be agreed) – See indicative plan below.

Terms.

The accommodation is due to be refurbished.

The premises are available to let by way of a new lease on terms to be agreed.

Rent.

On application.

Rateable Value.

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

EPC.

The property has an Energy Performance Certificate (EPC) rating of C-61.

Due Diligence.

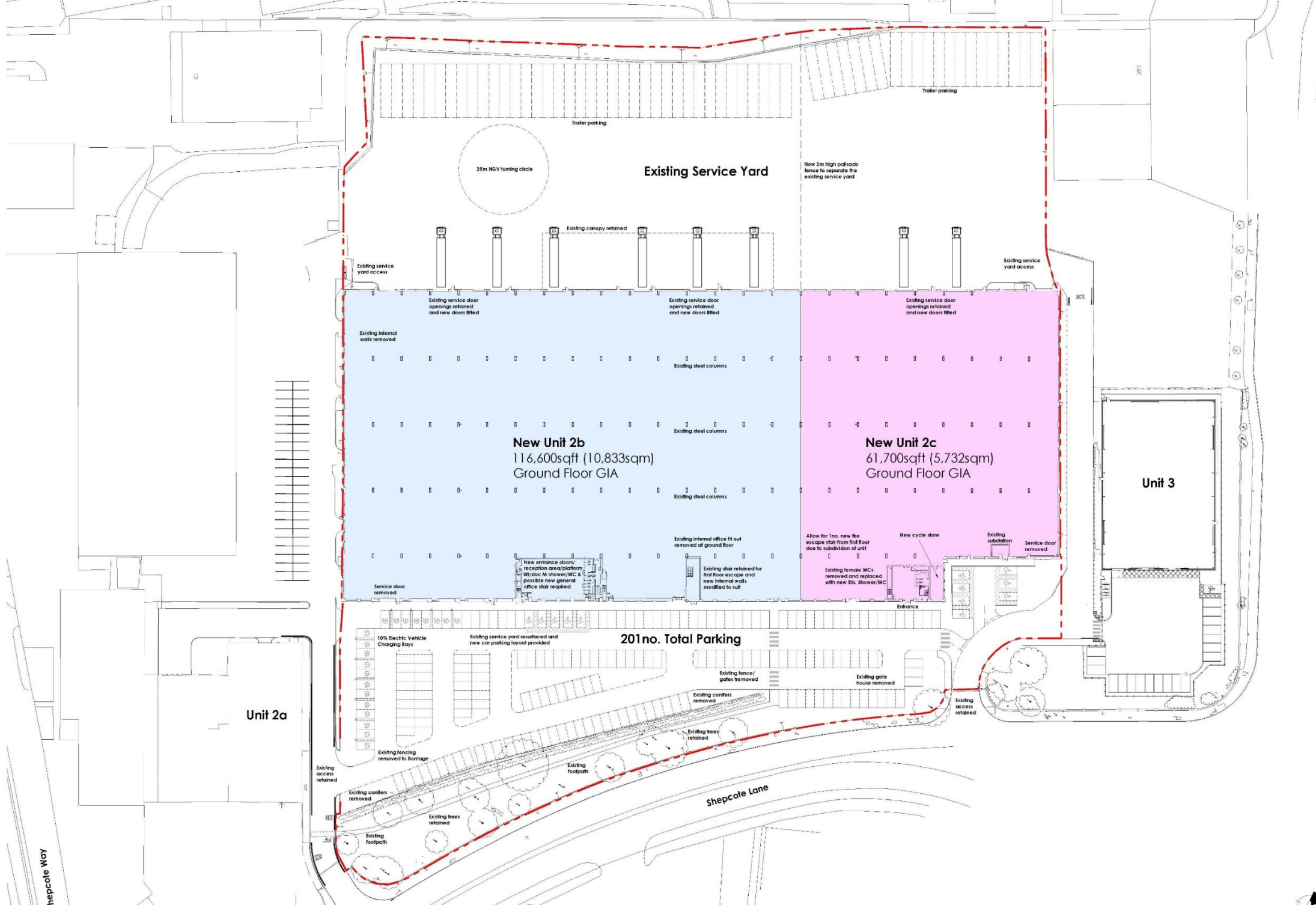
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

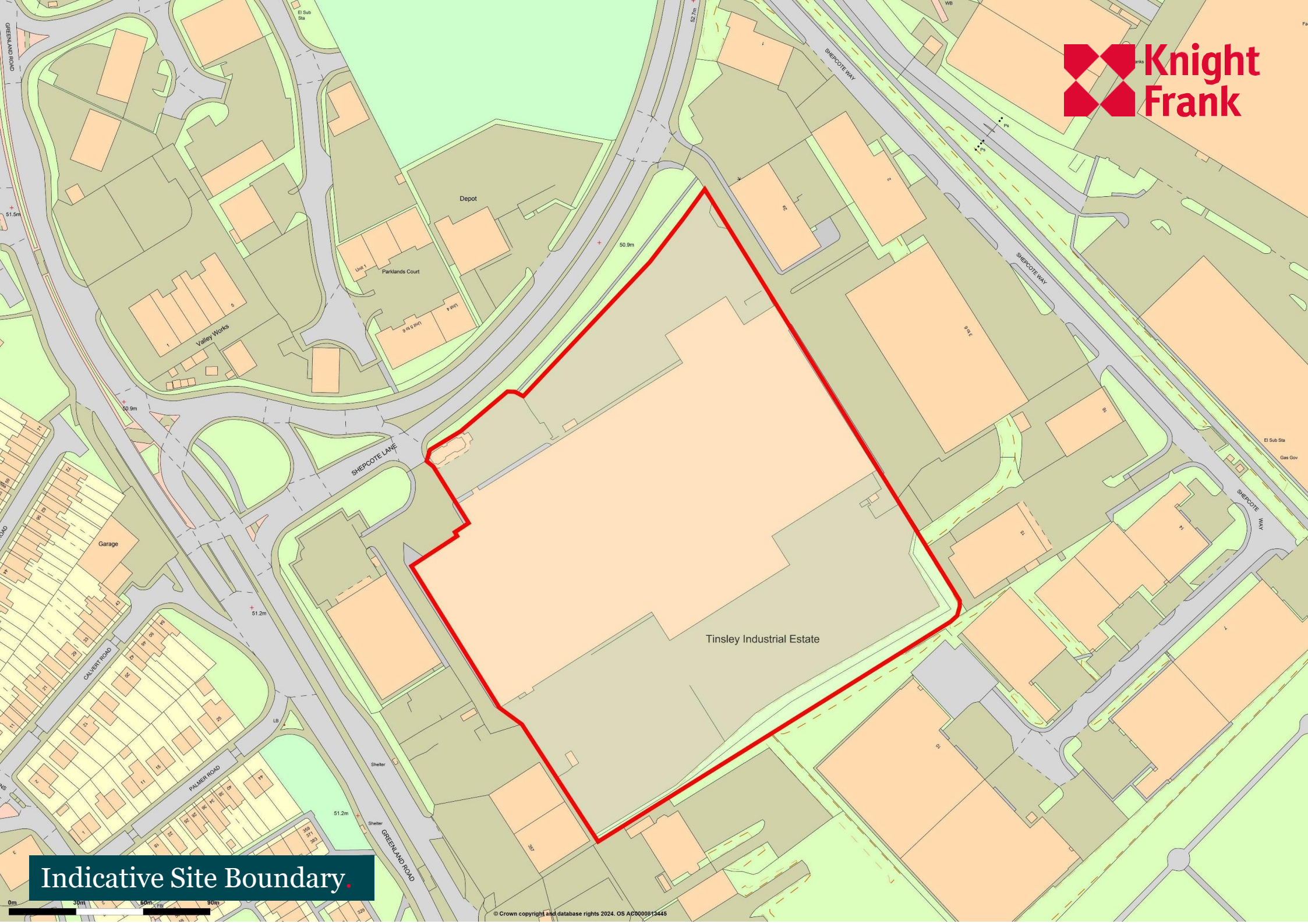
Costs.

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



Indicative Plan to show potential split option - Exact position of dividing wall has flexibility





Indicative Site Boundary.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated May 2024. Photographs dated May 2024.

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