

# TO LET



*Industrial / Warehouse Accommodation with large secure yard - Due to be refurbished.*



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

*Detached Industrial / Warehouse Unit with Extensive Yard - 9,093 sq ft (845.15 sq m) on 1.4 acres*





# 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.

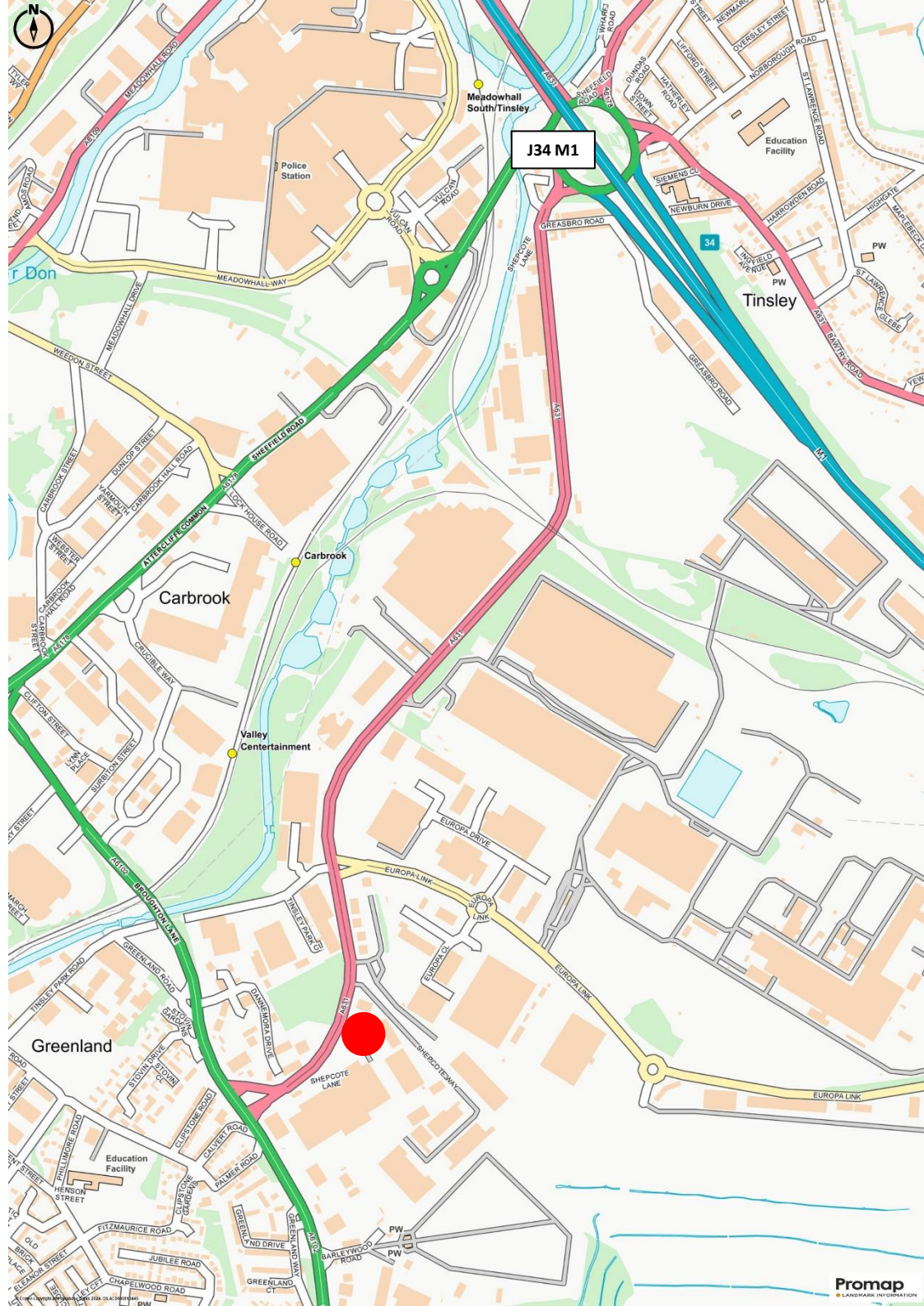
# Description.

Occupying a prominent position fronting Shepcote Lane, the premises provide a detached industrial / warehouse property of steel frame construction with brick-built elevations set beneath a pitched and hipped roof.

The warehouse is currently finished to a specification to include an eaves height of 6.1 metres, roller shutter loading doors, office accommodation, W/C facilities, lighting throughout and connections to all mains services.

Externally, the accommodation occupies a sites extending to approximately 1.4 acres (0.56 hectares) providing a large secure yard and dedicated car parking.

The premises are due to be refurbished.



# Accommodation.

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

Description	Sq M	Sq Ft
Ground Floor Warehouse & Offices	845.15	9,093
<b>Total Area</b>	<b>845.15</b>	<b>9,093</b>

# Terms.

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 D-88. The EPC will be updated on completion of refurbishment works. The refurbishment is targeting an EPC Rating of 'B'.

# 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 Site Boundary.

0m 15m 30m 45m

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# 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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