

TO LET.



Secure surfaced compound with road prominence onto Greenland Road— Located on the established Tinsley Industrial Estate.



Compound off Greenland Road, Sheffield, S9 1TH.

Prominent secure compound extending to approximately 0.59 acres (0.23 hectares) – Available Now.

Location.

Tinsley Industrial Estate is ideally located within the heart of the Don Valley, with frontage on to both Greenland Road and Shepcote Lane. The compound has frontage onto Greenland Road (A6102) and is easily accessed from Junction 34 of the M1 Motorway (1 mile) and Junction 33 of the M1 Motorway is 2.5 miles away. Sheffield City Centre is within easy reach, approximately a 10 minute drive away.

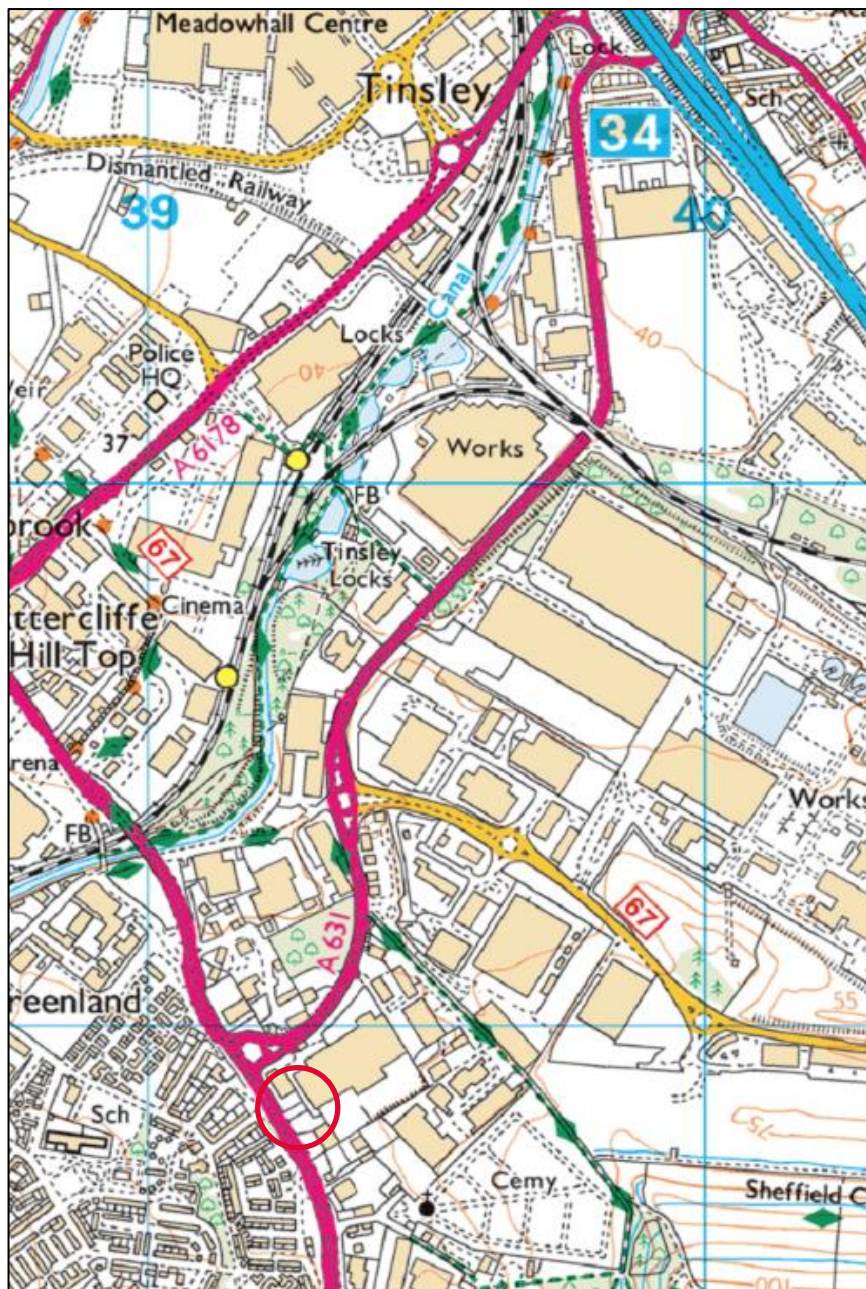
The Don Valley area of Sheffield is the city's most established industrial / distribution location, as well as being home to a number of trade occupiers. Tinsley Industrial Estate is home to occupiers including Galaxy Insulation, NE Electrical, Pollards Coffee and Lodge Tyres.

Description.

The available premises comprise a prominent secure compound with hardcore surfacing. The site fronts onto the busy thoroughfare of Greenland Road (A6102). Access is directly off Greenland Road via a gated entrance which leads into the neighbouring yard. There is a right of access over this yard and a further second gate which leads into the compound area.

The premises have the benefit of paladin perimeter fencing, hardcore surfacing and connection to all mains services.

The compound could suit a variety of uses, including materials or vehicle storage, hire uses and self-storage subject to planning where necessary.



Accommodation.

We understand that the compound extends to approximately 0.59 acres (0.23 hectares).

Quoting Rent.

Price on application.

Terms.

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

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

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

Planning.

The available compound benefits from B8 (Storage & Distribution) Use under the Town & Country Planning Act 1987.

The premises could suit alternative uses Subject to Planning.

Due Diligence.

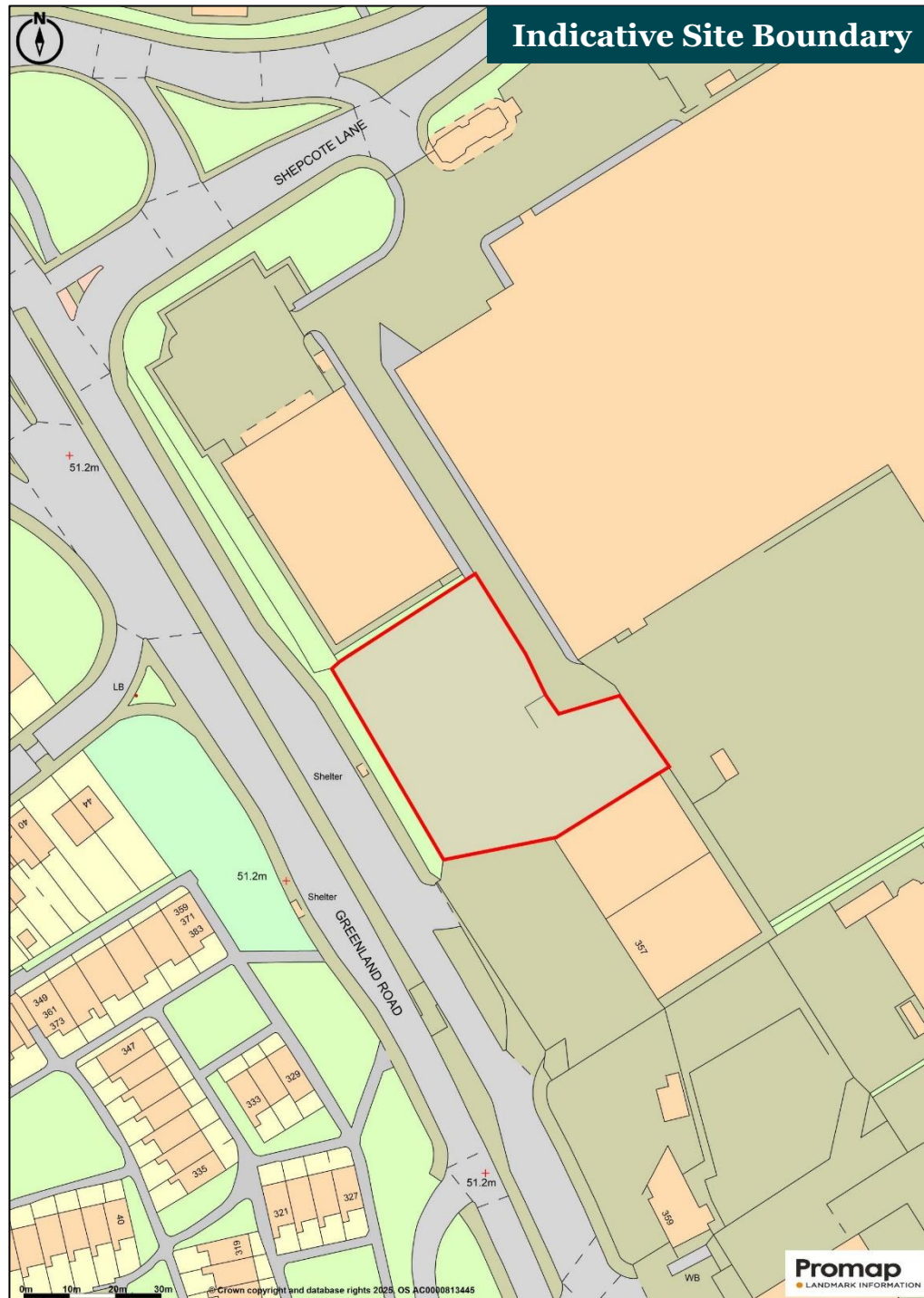
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

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.



Contact.



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

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Particulars dated February 2025. Photographs dated January 2025.

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