



3,078 – 12,334 SQ FT (286 – 1,146 SQ M) 4 UNITS REMAINING AVAILABLE NOW

GREENLAND ROAD SHEFFIELD S9 5HE

www.tungstenpark.com/greenland

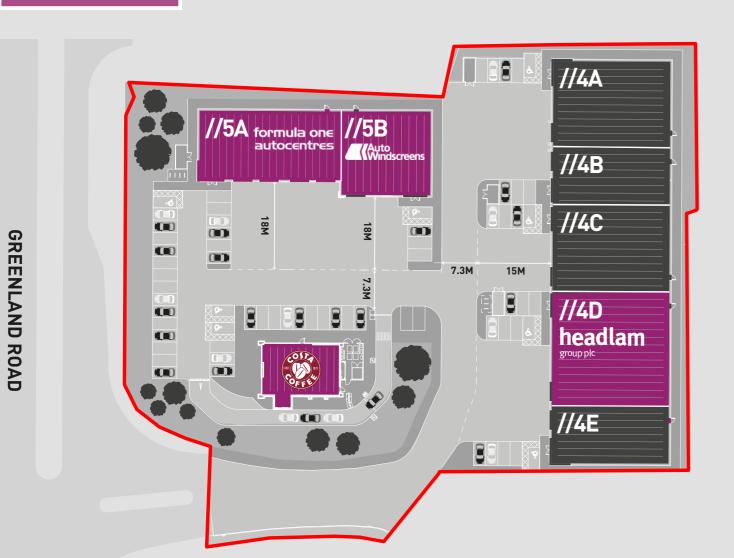
A Development By TUNGSTEN PROPERTIES



INTRODUCTION

THE DEVELOPMENT PROVIDES SEVEN HIGHLY PROMINENT NEWLY CONSTRUCTED TRADE COUNTER RANGING FROM 3,078 SQ FT UP TO 4,657 SQ FT, WHICH CAN BE COMBINED TO PROVIDE UP TO 12,366 SQ FT.

UNIT	SQ FT	UNIT	SQ FT	SPECIFICATION
4A	4,657	5A	LET	EXTENSIVE FRONTAGE ONTO GREENLAND ROAD (A6102)
4B	3,078	5B	LET	EAVES HEIGHT OF 6 METRES
4C	4,599		-	GENEROUS DEDICATED PARKING FOR EACH UNIT
4D	LET			ELECTRICALLY OPERATED LOADING DOORS PER UNIT
4E	3,130			FLOOR LOADING OF 35 KN PER SQ M
TOTAL GIA	15,466			





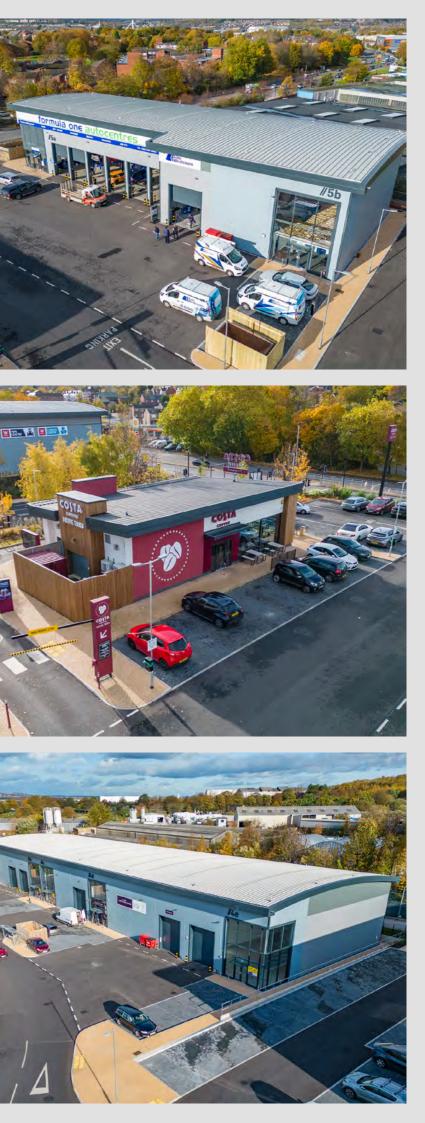














DEMOGRAPHICS



SOURCE: NOMIS/FREEMAPTOOLS

LOCATION

GREENLAND TRADE PARK SITS IN AN ESTABLISHED AND POPULAR TRADE COUNTER LOCATION WITH NOTABLE NAMES BEING IN CLOSE PROXIMITY SUCH AS EDMUNDSON ELECTRICAL, TRAVIS PERKINS, WOLSELELY AND YESSS ELECTRICAL TO NAME A FEW.

THE PARK ALSO BENEFITS FROM BEING POSITIONED IN A HIGHLY PROMINENT ELEVATED CORNER PLOT FRONTING ONTO GREENLAND ROAD (A6102).

GREENLAND TRADE PARK IS STRATEGICALLY LOCATED BEING LESS THAN 1 MILE FROM THE SHEFFIELD PARKWAY (A57), UNDER 2 MILES FROM J34 OF THE M1 MOTORWAY AND CIRCA 3 MILES EAST OF SHEFFIELD CITY CENTRE.



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DRIVE TIMES / DISTANCE TO

	TIME	MILES
SHEFFIELD PARKWAY	2 MINS	0.5
M1 J34	4 MINS	1.7
SHEFFIELD CITY CENTRE	5 MINS	3
M1 J33	7 MINS	4
ROTHERHAM	7 MINS	4
LEEDS	35 MINS	32

SOURCE: GOOGLE MAPS

BUSINESS RATES

THE RATEABLE VALUE FOR THE UNITS IS TO BE ASSESSED UPON COMPLETION OF THE DEVELOPMENT.

LEASE TERMS

THE UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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