

**Location**

Tinsley Industrial Estate occupies a prominent position fronting onto both Greenland Road and Shepcote Lane, which provides direct access to Junction 34 of the M1 Motorway, little more than 1 mile away. The premises are also easily accessible from Junction 33 of the M1 Motorway, some 2.5 miles away, accessed by way of the Europa Link Road.

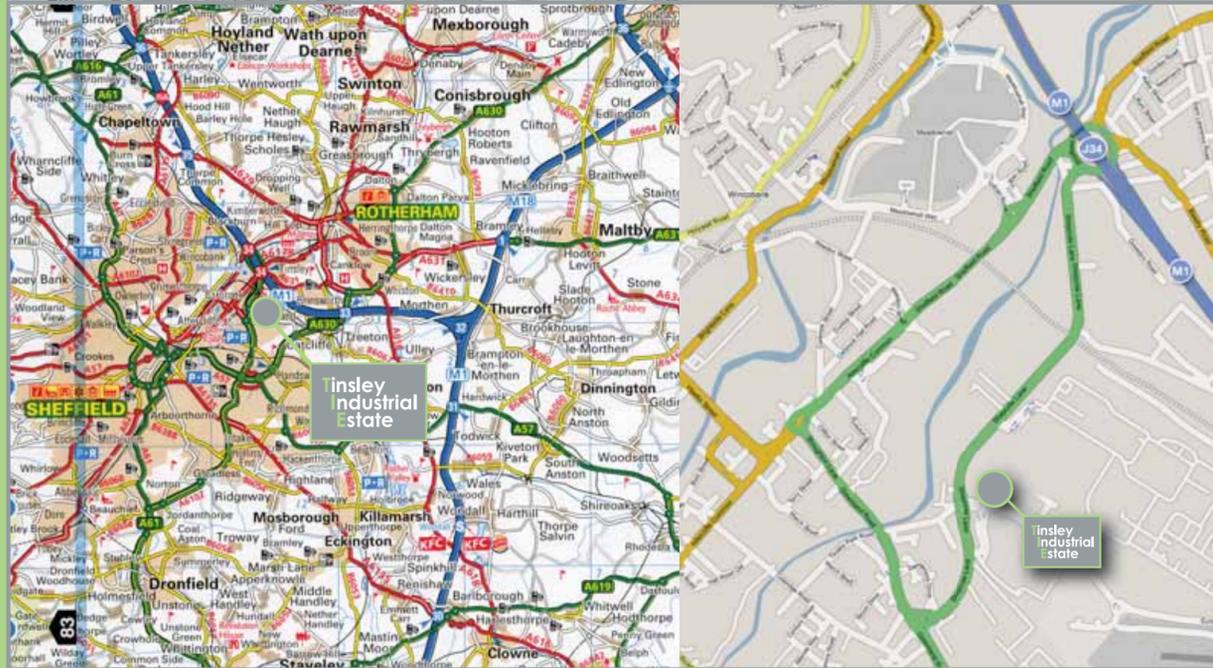
The new Robin Hood Airport is 25 mins by car. Sheffield City Station is a 10 min drive in to the City Centre.

**Journey times (minutes)**

Destination	Road	Rail
Rotherham	15	12
Doncaster	30	38
Barnsley	25	26
Leeds	45	40
Manchester	1hr 10	1hr
Newcastle	2hr 30	2hr 10
London	3hr 30	2hr 30

Rail times are based on trains from Sheffield Station.

# Tinsley Industrial Estate



**Knight Frank**  
 0114 272 9750  
 www.knightfrank.com

**Lambert Smith Hampton**  
 0114 275 3752  
 FOUNTAIN PRECINCT BALM GREEN SHEFFIELD S1 2JA



Viewing : Full details of availability can be obtained from the agent.  
 Contacts : Rebecca Schofield / Matthew Barnsdale  
 Emails : rebecca.schofield@knightfrank.com / mbarnsdale@lsh.co.uk

**Important notice**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The 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 etc: 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.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 20 Hanover Square, London W1S 1HZ, where you may look at a list of members' names.

Design & Production @ C2 Advertising Ltd / T 0113 383 5332 / www.c2advertising.co.uk



30 Quality industrial units totaling 476,956 sq ft (44,310 sq m)  
 Units from 4,738 sq ft (440 sq m) to 194,008 sq ft (18,024 sq m)





J34

M1

Sheffield

**Description**

Tinsley Industrial Estate comprises 30 quality industrial units totalling 476,956 sq ft. Units from 4,738 sq ft (440 sq m) to 194,008 sq ft (18,024 sq m).

Accommodation is finished to a high specification to provide the following:-

- Fully fitted office accommodation
- Three phase power supply
- External yard and car parking areas
- Lighting to the warehouse accommodation
- Full height roller shutter loading doors



Unit	SQ FT	SQ M	Rent p.s.f p.a	Description
<p><b>Unit 1A</b></p> 	23,924	2,222.5	£4.00	<p>A modern steel framed industrial unit of part brick and part clad construction. The accommodation has recently undergone extensive refurbishment and provides good quality warehousing accommodation with two storey off shot office accommodation. The warehouse benefits from an eaves height of approx 4.8m, two full height roller shutter loading doors and lighting. The premises have the benefit of a self contained loading and car parking area.</p>
<p><b>Unit 2A</b></p> 	15,300	1,421	U/O	<p>A modern steel framed industrial unit, of part brick and part profile clad elevations. The premises can be accessed via two full height roller shutter doors leading into the warehouse which benefits from an eaves height of 4.8m. There is an off-shot single storey office block which has the benefit of a separate personal entrance. The premises have the benefit of dedicated yard and car parking areas.</p>
<p><b>Unit 3A</b></p> 	31,978	2,971	£4.00	<p>A recently refurbished semi detached two bay industrial unit, of part brick construction and part steel profile clad. The warehouse accommodation has the benefit of two full height roller shutter doors, an eaves height of 4.8m and internal single storey office accommodation. The premises have the benefit of dedicated car parking and loading areas to the front of the premises.</p>

Unit	SQ FT	SQ M	Rent psf p.a.	Description
<p><b>Unit 7</b></p> 	13,461	1,250.5	£4.25	A detached single bay unit of steel portal framed construction with part brick, part clad elevations. The accommodation benefits from an eaves height of 4.2m, full height concertina loading door and single storey office accommodation. The accommodation is due to undergo extensive refurbishment.
<p><b>Unit 14A</b></p> 	11,500	1,068	£3.50	An end terraced unit of steel portal framed construction. The accommodation has the benefit of an eaves height of 4.6m, full height roller shutter door, internal office accommodation and lighting to the warehouse.
<p><b>Unit 14B</b></p> 	8,229	764.5	£3.50	A mid terraced unit of steel portal framed construction. The accommodation has the benefit of an eaves height of 4.6m, full height roller shutter door, internal office accommodation and lighting to the warehouse.
<p><b>Unit 14C</b></p> 	8,085	751	£3.50	A mid terraced unit of steel portal framed construction. The accommodation has the benefit of an eaves height of 4.6m, full height roller shutter door, internal office accommodation and lighting to the warehouse.

Unit	SQ FT	SQ M	Rent psf p.a	Description
<p><b>Unit 14D</b></p> 	11,500	1,068	£3.50	<p>A steel portal frame end terraced industrial unit of brick construction. The accommodation has a two-storey internal office block. The warehouse benefits from an eaves height of 4.6m and a roller shutter door of 4.4m in height.</p> <p>The accommodation is due to undergo extensive refurbishment.</p>
<p><b>Unit 15D</b></p> 	4,719	438.5	£3.50	<p>A mid terraced industrial unit benefiting from an eaves height of 3.58m. The accommodation can be accessed via a personnel entrance leading into the warehouse where there is a small office. There is also an up and over roller shutter door to provide access for loading.</p> <p>The accommodation is due to undergo extensive refurbishment.</p>

**Subject to Contract**