

Industrial Warehouse

For Sale



Unit 2B, Junction 34 Industrial Estate, Greasbro Road, Tinsley,
Sheffield, S9 1TN



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Greasbro Road, Tinsley, Sheffield, S9 1TN



Agreement

For Sale



Detail

Industrial Warehouse



Price

£390,000



Size

447.9 sq m (4,820 sq ft)



Location

Sheffield, S9 1TN



Property ID

751.1241664

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

The property comprises a semi-detached steel portal frame workshop unit with profile metal sheet elevations and roof covering providing an eaves height of 15 ft (4.6 m). The unit benefits from two vehicle roller shutter access doors and a separate pedestrian access door to the front elevation.

The office area has two self-contained offices with ladies and gents/disabled toilets and a kitchenette. The main area comprises of two large workshops/warehouses and a loading bay facility with mezzanine store which all can be made open plan upon removal of the internal partitions.

Externally to the front of the property is a commercial vehicle loading area and to the side there is a gated yard area with a further vehicle roller shutter access door into the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Workshops, Office and WC	413.4	4,450
Mezzanine Store	34.5	370
Total GIA	447.9	4,820

Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable value: See Below
Period: From 1 April 2026

Unit	Rateable Value
Rear Unit 2b	£12,000
Front Unit 2b	£12,750

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: E(106)

Tenure

The property is available **For Sale Feehold**.

Price

£390,000

VAT

VAT will not be payable on the purchase price. Interested parties should satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Legal Costs

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

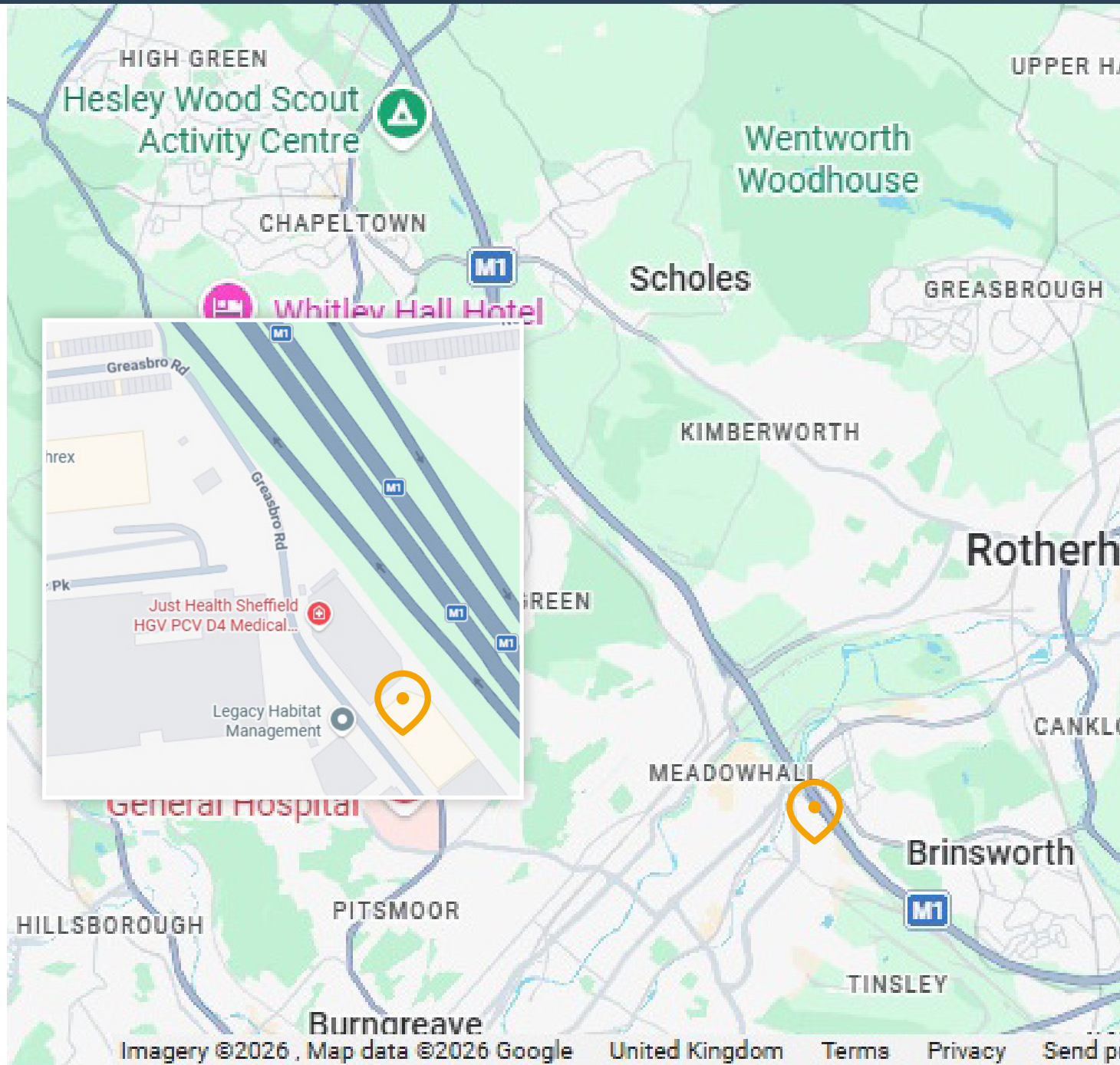
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

The property is located to the western side of Greasbro Road, on the Junction 34 Industrial Estate within 200 yards of Junction 34(S).

Greasbro Road links directly with Shepcote Lane and the M1 Motorway roundabout providing immediate access to the national motorway network.





Google Maps



