

GREENLAND
// INDUSTRIAL PARK

**NEWLY CONSTRUCTED DETACHED
WAREHOUSE / INDUSTRIAL
/ TRADE COUNTER UNIT**

UNIT 3 – 15,902 SQ FT

**PHASE 3
GREENLAND ROAD
SHEFFIELD
S9 5HE**

www.tungstenpark.com/greenland

A Development By

TUNGSTEN
PROPERTIES

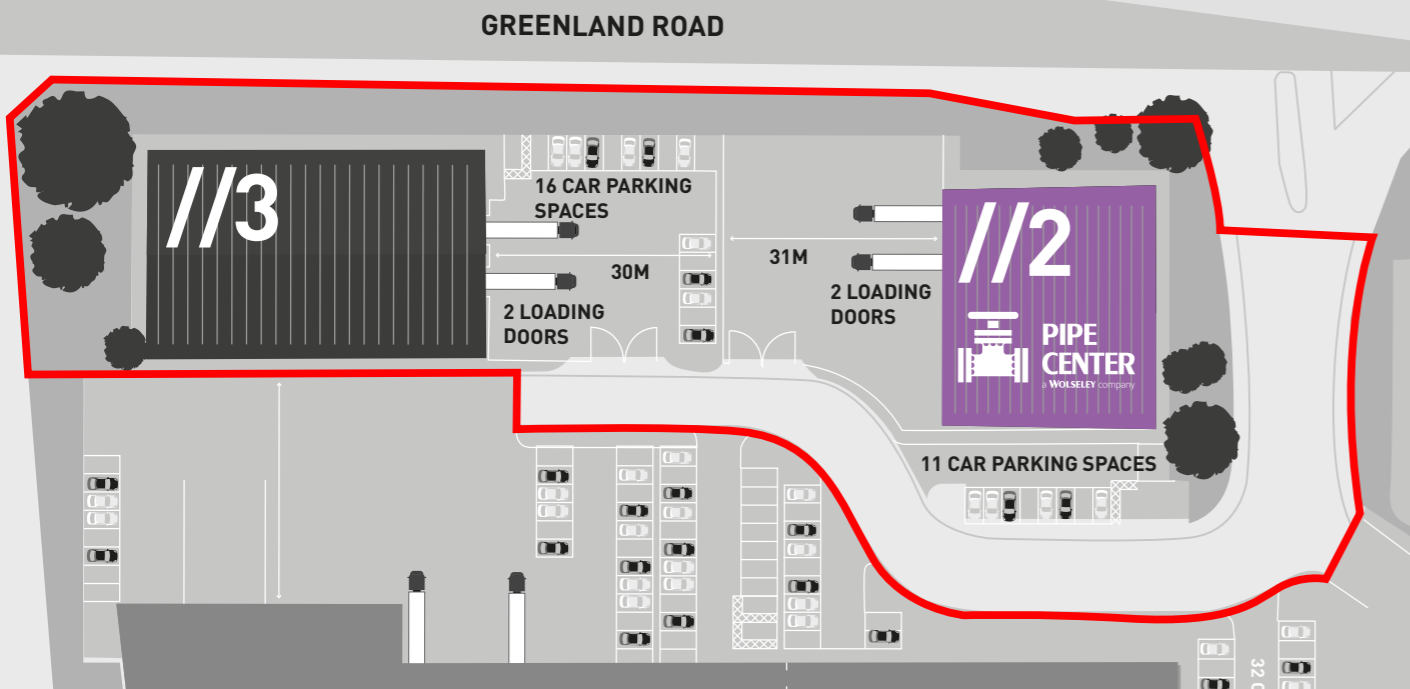
BARWOOD
CAPITAL

INTRODUCTION

THE DEVELOPMENT PROVIDES TWO NEWLY CONSTRUCTED, HIGHLY PROMINENT AND DETACHED WAREHOUSE / INDUSTRIAL UNITS WITH SECURE YARDS AND LOADING AREAS.

UNIT 2	SQ FT	UNIT 3	SQ FT
WAREHOUSE	10,000	WAREHOUSE	14,337
OFFICES	1,233	OFFICES	1,565
TOTAL GIA	11,233	TOTAL GIA	15,902
EAVES HEIGHT	8M	EAVES HEIGHT	8M
LEVEL ACCESS	2	LEVEL ACCESS	2
CAR PARKING	11	CAR PARKING	16
YARD DEPTH	30M	YARD DEPTH	31M

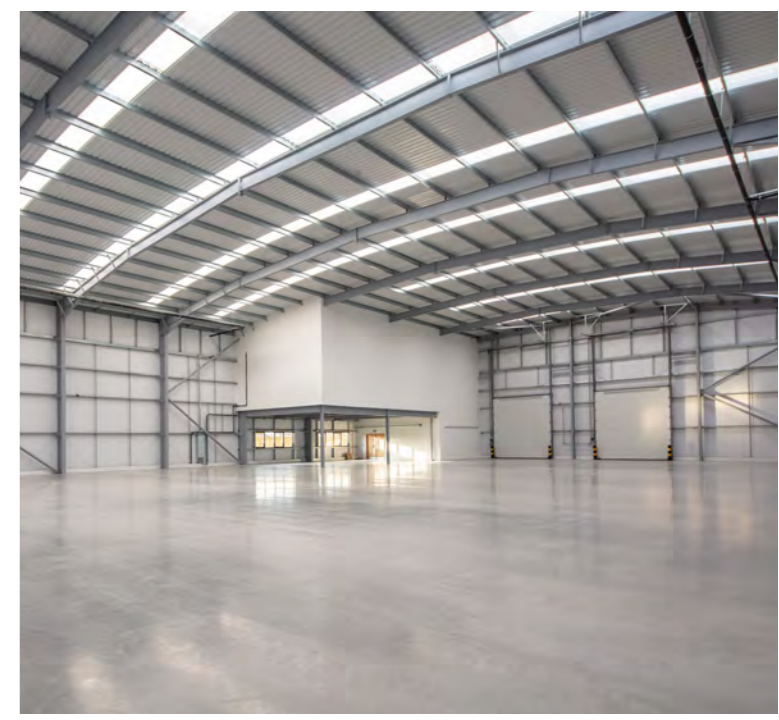
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PROPOSED LAYOUT PLAN, NOT TO SCALE

UNIT SPECIFICATION			
OFFICE	WAREHOUSE	EXTERNALS	
FIRST FLOOR OFFICES	LED LIGHTING	TARGET EPC RATING OF A	LED LIGHTING
RAISED FLOORS	COMFORT COOLING	FLOOR LOADING 37KN/M2	LANDSCAPED ENVIRONMENT
SUSPENDED CEILINGS	MALE & FEMALE WCS	10% NATURAL ROOF LIGHTS	MAINS SERVICES WILL BE PROVIDED
FULLY CARPETED	DISABLED WCS	UNIT 2: 82 KVA, UNIT 3:100 KVA	







DEMOGRAPHICS



2,825,755 PEOPLE
LIVE WITHIN A
25 MILE RADIUS



333,846 ECONOMICALLY
ACTIVE IN THE
SHEFFIELD AREA

SOURCE: NOMIS/FREEMAPTOOLS

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

A STRATEGIC LOCATION

GREENLAND ROAD INDUSTRIAL PARK IS A PRIME LOGISTICS LOCATION UNDER 2 MILES FROM J34 OF THE M1. THE PARK HAS DIRECT ACCESS TO GREENLAND ROAD WHICH LEADS SOUTH TO THE SHEFFIELD PARKWAY FOR DIRECT ACCESS INTO SHEFFIELD CITY CENTRE.

BUSINESS RATES

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

LEASE TERMS

BOTH 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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