

**GREENLAND**  
**// TRADE PARK**

**SEVEN HIGHLY PROMINENT  
NEWLY CONSTRUCTED  
TRADE COUNTER UNITS**

**3,000 - 21,000 SQ FT  
(279 - 1,951 SQ M)**

**AVAILABLE JULY 2022**

**GREENLAND ROAD  
SHEFFIELD  
S9 5HE**

[www.tungstenpark.com/greenland](http://www.tungstenpark.com/greenland)

A Development By

**TUNGSTEN**  
PROPERTIES

**BARWOOD**  
CAPITAL

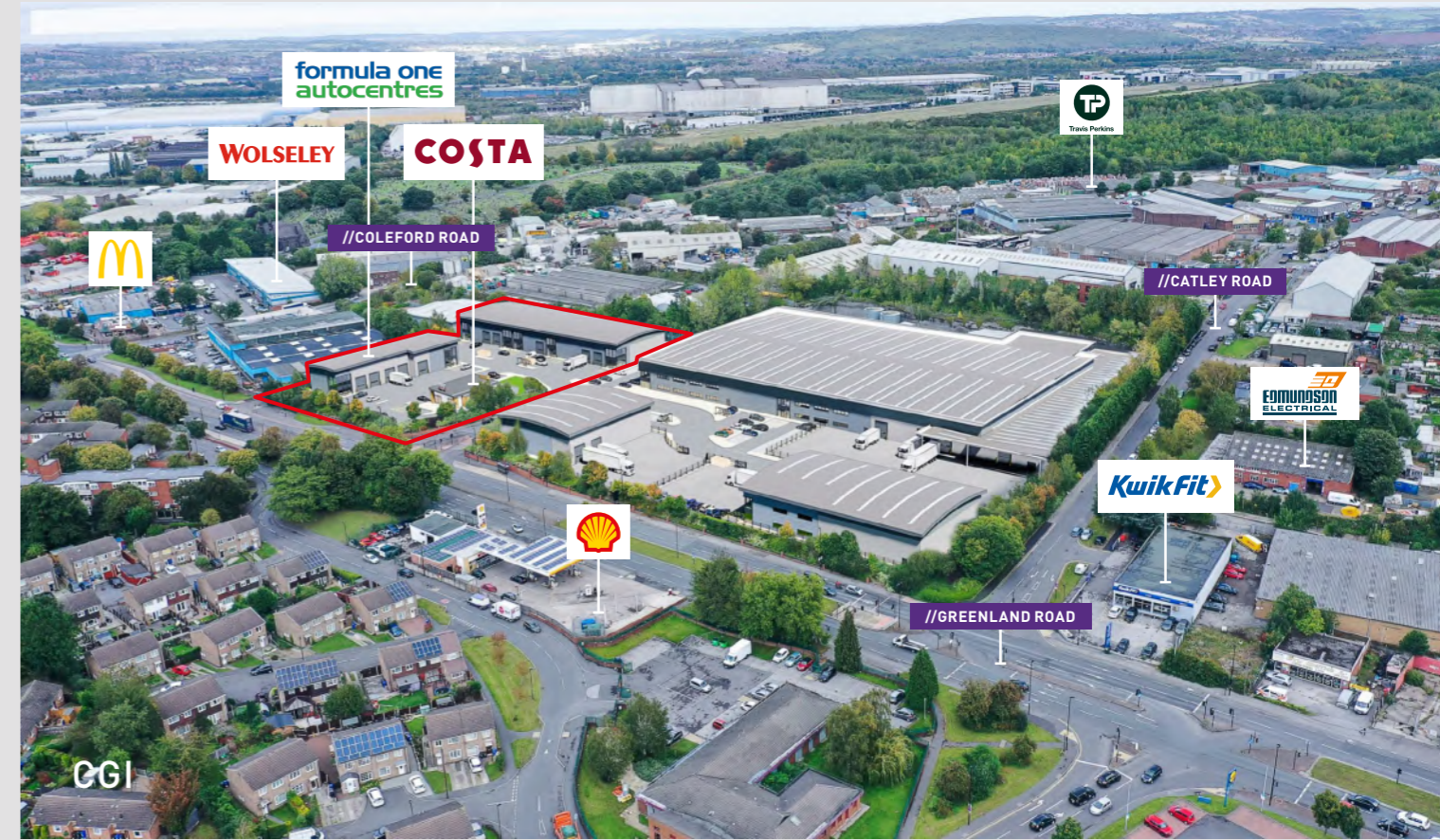
# INTRODUCTION

THE DEVELOPMENT WILL PROVIDE SEVEN HIGHLY PROMINENT NEWLY CONSTRUCTED TRADE COUNTER RANGING FROM 3,000 SQ. FT UP TO 6,000 SQ FT, WHICH CAN BE COMBINED TO PROVIDE UP TO 21,000 SQ FT.

UNIT	SQ FT
4A	4,500
4B	3,000
4C	4,500
4D	6,000
4E	3,000
<b>TOTAL GIA</b>	<b>21,000</b>

UNIT	SQ FT
5A	LET
5B	UNDER OFFER

SPECIFICATION
EXTENSIVE FRONTAGE ONTO GREENLAND ROAD (A6102)
EAVES HEIGHT OF 6 METRES
GENEROUS DEDICATED PARKING FOR EACH UNIT
ELECTRICALLY OPERATED LOADING DOORS PER UNIT
FLOOR LOADING OF 35 KN PER SQ M



PROPOSED LAYOUT PLAN, NOT TO SCALE





## DEMOGRAPHICS



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



333,846 ECONOMICALLY  
ACTIVE IN THE  
SHEFFIELD AREA

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, WOLSELEY 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.



**PAUL MACK**  
paul.mack@gentvisick.com  
**JONATHAN JACOB**  
jonathan.jacob@gentvisick.com

## 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

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.



**SIMON HILL**  
simon.hill@colliers.com  
**ROBERT WHATMUFF**  
robert.whatmuff@colliers.com  
**CALLUM ROBINSON**  
callum.robinson@colliers.com