

**GREENLAND**  
**// INDUSTRIAL PARK**

**FULLY REFURBISHED WAREHOUSE /  
INDUSTRIAL PREMISES**

UNIT 1A - 49,750 SQ FT  
UNIT 1B - 63,400 SQ FT  
COMBINED - 113,150 SQ FT  
**AVAILABLE JUNE 2022**

PHASE 2  
GREENLAND ROAD  
SHEFFIELD  
S9 5HE

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

A Development By

**TUNGSTEN**  
PROPERTIES

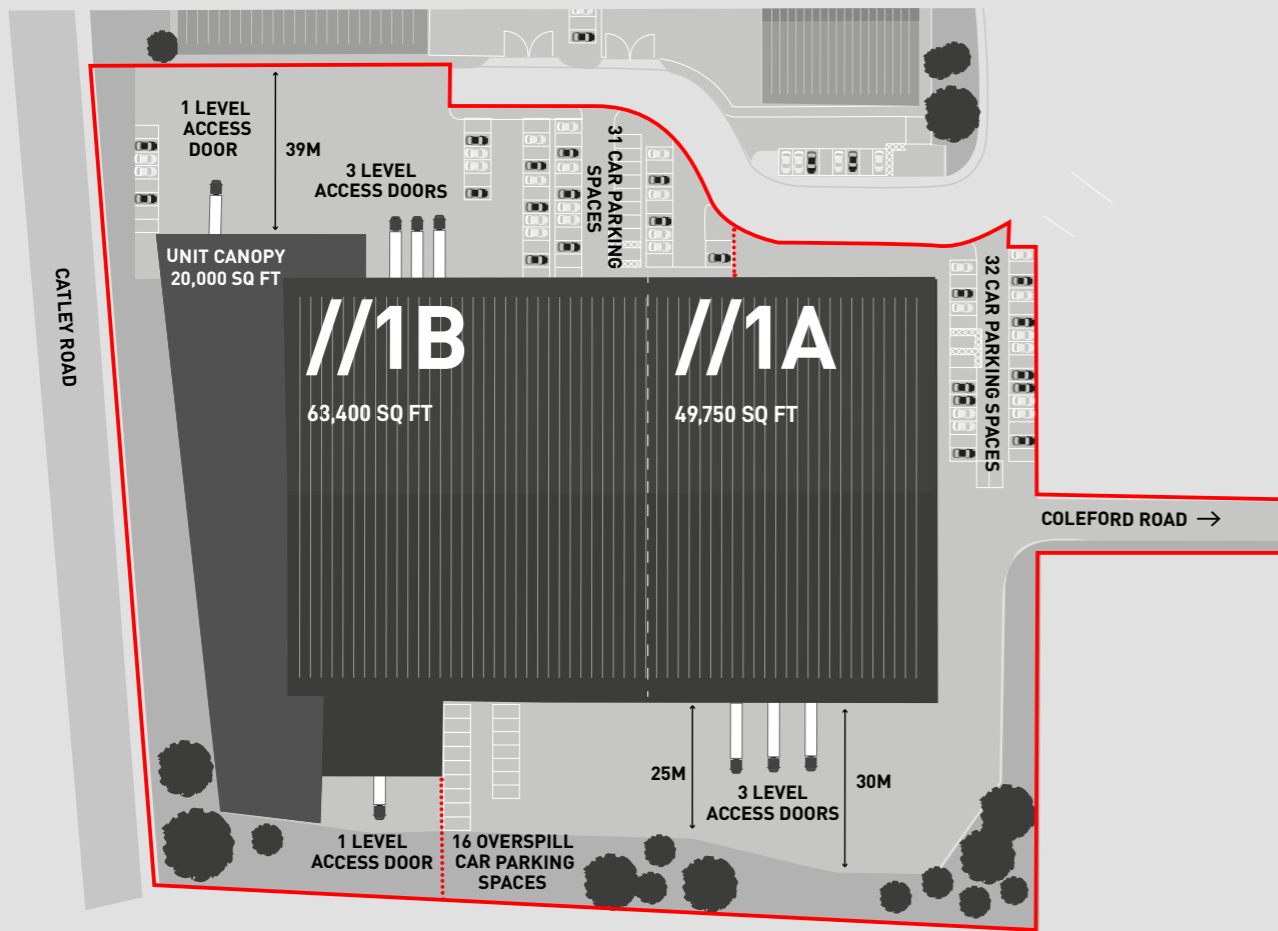
**BARWOOD**  
CAPITAL

# INTRODUCTION

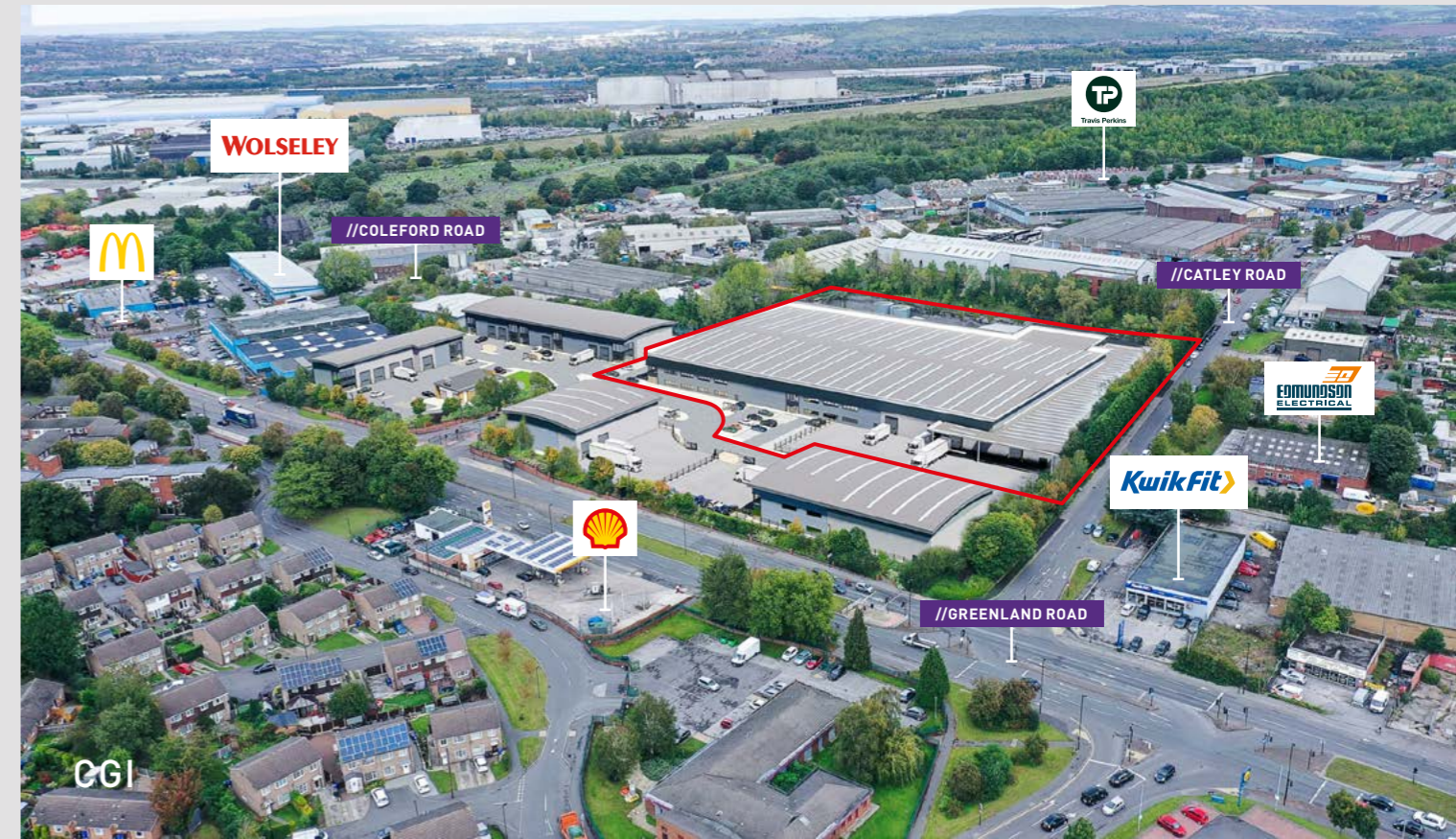
THE DEVELOPMENT WILL PROVIDE TWO HIGHLY PROMINENT, FULLY REFURBISHED AND RECONFIGURED WAREHOUSE / INDUSTRIAL FACILITIES, WHICH ARE AVAILABLE EITHER SEPARATELY OR AS A SINGLE BUILDING.

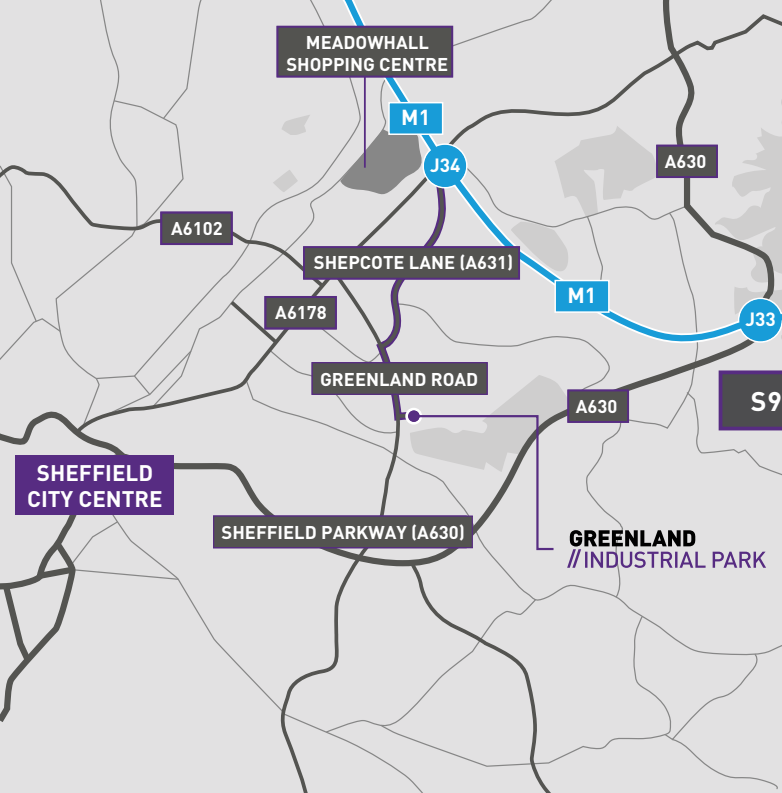
UNIT 1A	SQ FT	UNIT 1B	SQ FT	UNIT 1A & 1B	SQ FT
WAREHOUSE	44,350	WAREHOUSE	59,000	1A	49,750
OFFICES	5,400	OFFICES	4,400	1B	63,400
TOTAL GIA	49,750	TOTAL GIA	63,400	COMBINED TOTAL	113,150
		CANOPY	20,000		

PROPOSED LAYOUT PLAN, NOT TO SCALE



UNIT 1B SPECIFICATION		UNIT 1A SPECIFICATION	
EAVES HEIGHT	7.75 M	EAVES HEIGHT	7.75 M
HAUNCH HEIGHT	6.5 M	HAUNCH HEIGHT	6.5 M
LEVEL ACCESS DOORS	5	LEVEL ACCESS DOORS	3
CAR PARKING	31	CAR PARKING	32
LARGE SECURE YARD		LARGE SECURE YARD	
NEWLY CONSTRUCTED OFFICES		NEWLY CONSTRUCTED OFFICES	





## LOCATION

GREENLAND INDUSTRIAL PARK IS SITUATED IN A HIGHLY PROMINENT POSITION FRONTING ONTO GREENLAND ROAD AND IS STRATEGICALLY LOCATED JUST UNDER 1 MILE FROM SHEFFIELD PARKWAY (A630), CIRCA 2 MILES FROM JUNCTION 34 OF THE M1 MOTORWAY AND JUST OVER 3 MILES TO SHEFFIELD CITY CENTRE.

THE PROPERTY IS ACCESSED OFF BOTH GREENLAND ROAD AND COLEFORD ROAD, WITH GREENLAND ROAD PROVIDING DIRECT ACCESS TO THE SHEFFIELD PARKWAY (A630).

## 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

## DEMOGRAPHICS



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



333,846 ECONOMICALLY  
ACTIVE IN THE  
SHEFFIELD AREA

SOURCE: NOMIS/FREEMAPTTOOLS

## 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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