



Shepcote House



★ **To Let 84,261 SQ FT (7,828 SQ M)**

With Additional Yard / Car Parking Area Of 0.52 Acres

★ **Shepcote Lane | Sheffield | S9 1UW**

→ Extensively Refurbished

→ Industrial & Warehouse Premises

→ Immediately accessible to J34 M1



MM Bell



Nando's

IKEA



PENN'INE
INSTRUMENT SERVICES

PRETTYLITTLETHING
boohoo

Parfetti

M1 J34N
05 mins / 1.1 mi

M1 J34S
02 mins / 0.9 mi



Rotherham
8 mins / 3.9 mi

J34(N)

M1

J36(S)

Carbrook
Supertram Stop

Valley Centertainment
Supertram Stop

Shepcote Lane / A631



Shepcote House



Shepcote House | Sheffield | S9 1UW

Location

Shepcote House occupies a high profile position fronting on to Shepcote Lane (A631) within the established Don Valley area of Sheffield. Shepcote Lane provides direct access to Junction 34 (S) of the M1 Motorway, approximately 0.5 miles to the East. Junction 33 of the M1 Motorway is also easily accessible via Europa Link. Sheffield City Centre is located approximately 3 miles to the South East, accessed via Brightside Lane.

The Don Valley area is Sheffield's most established industrial / commercial location and is home to a variety of occupiers including ITM Power, Arthrex, Dormole, Pretty Little Thing, Great Bear, South Yorkshire Police, Sunbelt Hire, Yesss Electrical and UK Storage Sheffield.

The Advanced Manufacturing and Innovation District is also located close by, which is home to occupiers including Boeing, University of Sheffield, Factory 2050, Rolls-Royce and UKAEA.



Shepcote House

Sheffield City Centre
18 mins / 3 mi

Shepcote Lane / A631

Description

Shepcote House comprises an industrial/warehouse facility with three story office facility to the front of the site. The premises have been extensively refurbished to provide modern industrial / warehousing space with the benefit of ground and raised level loading access, LED lighting throughout and connections to all mains services

To the front of the site is a three storey office block, providing a mixture of open plan and partitioned accommodation, which has been refurbished to a modern specification with LED lighting and VRF Air-Conditioning.

Externally, there is a car parking / loading area to the front of the site, there is a further yard / storage area accessed from Tinsley Park Close, shown on the plan.

From the measurements taken on site, we understand the premises provide the following **Gross Internal Floor** area:

Description	SQ M	SQ FT
Industrial & Warehouse Premises	6,737	72,524
Ancillary Space within Warehouse	274	2,917
Office Block	816	8,790
Total GIA	7,828	84,261

In addition to the above, there is positioned to the south of Ranskill Court. This area extends to circa 0.52 acres and is fully secured and surfaced.

- 

Steel Portal Frame Construction
- 

Separate Yard / Car Parking area
- 

Full CCTV (Compliant with bonded warehouse requirements)
- 

Gas Available to Site
- 

4 Ground Level Loading Doors
- 

1 Dock Level Loading Door
- 

20 EV Charging Points
- 

Car Parking Loading Area
- 

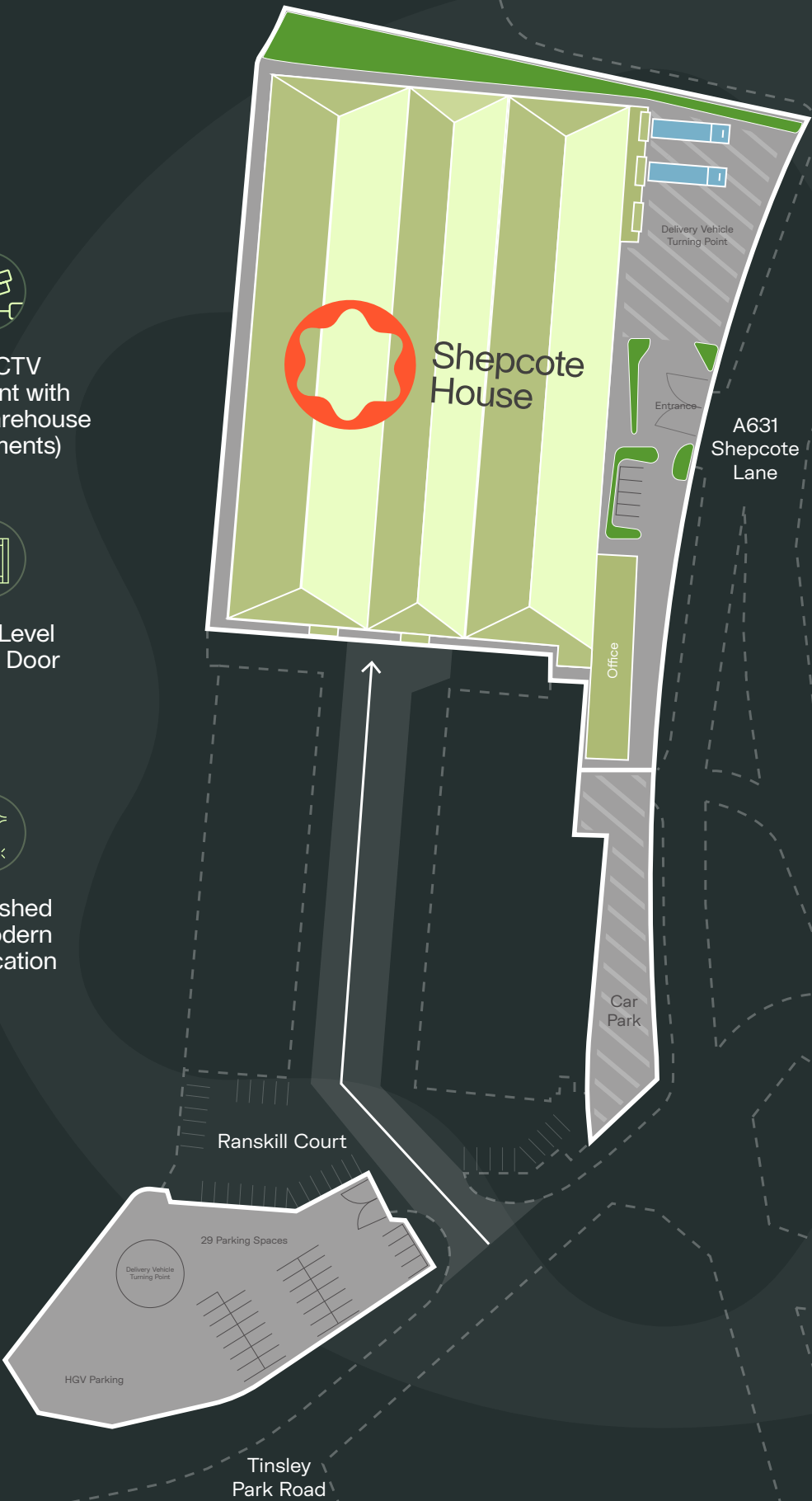
Refurbished to a Modern Specification
- 

Height of 2.2 - 8.4m
- 

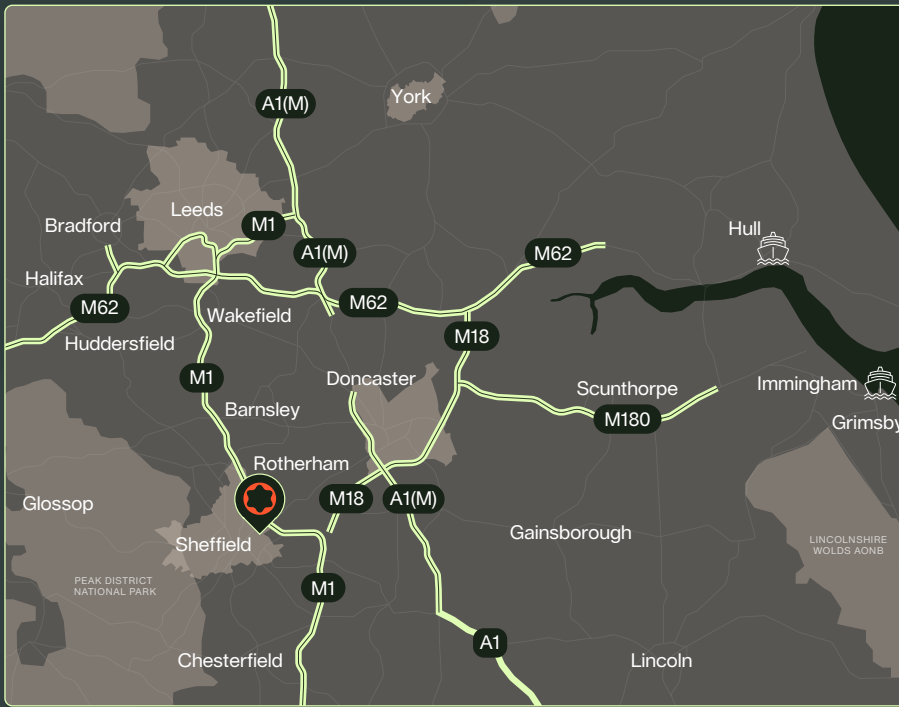
3 Phase Power up to 1 MVA
- 

LED Lighting
- 

Racking (6,500 Euro Pallets)







Drive Times

J34(S) M1	0.9 miles	02 min
Sheffield	5.8 miles	12 min
Doncaster	19.6 miles	28 min
Wakefield	25 miles	30 min
Leeds	34.2 miles	44 min
Manchester	41.8 miles	1 hr 20 min
Immingham	61.6 miles	1 hr 05 min
Port of Hull	65.6 miles	1 hr 15 min
London	164 miles	3 hrs

Terms

The accommodation is available to let.

Legal Costs

Each party to bear their own legal costs.

VAT

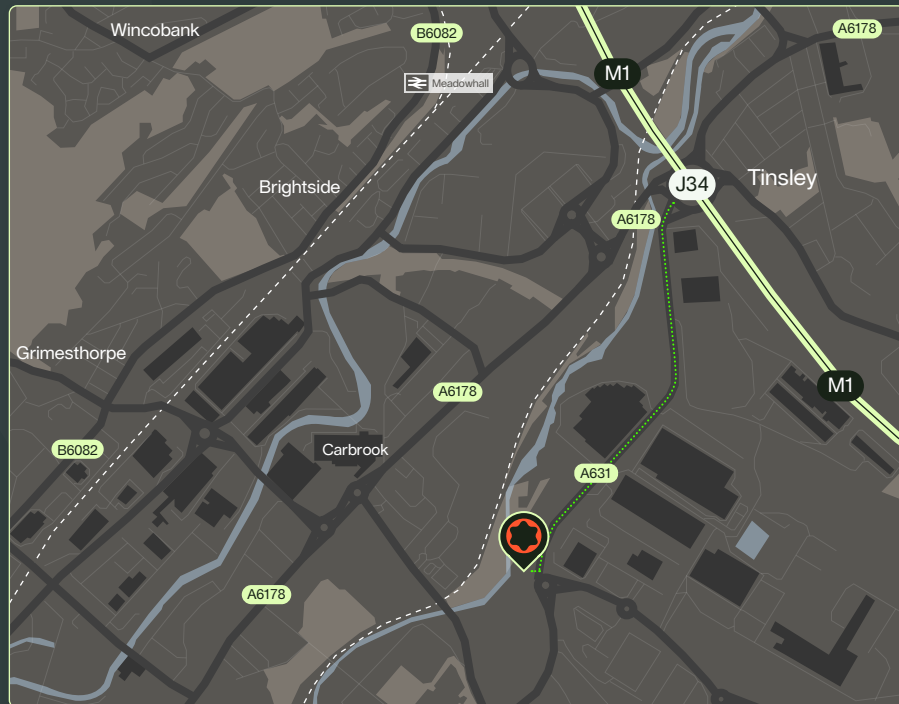
All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC

B-39.

AML

Interested parties will be required to satisfy AML requirements.



Further Information



Rebecca Schofield
07776 172123
rebecca.schofield@knightfrank.com



Ed Norris
07711 319339
ed@cpartners.co.uk



Shepcote House | Shepcote Lane | Sheffield | S9 1EW

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