

**GREENLAND
// TRADE PARK**

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

**3,000 - 12,360 SQ FT
(286 - 1,149 SQ M)**

AVAILABLE NOW

**GREENLAND ROAD
SHEFFIELD
S9 5HE**

www.tungstenpark.com/greenland

A Development By

TUNGSTEN
PROPERTIES

BARWOOD
CAPITAL

INTRODUCTION

THE DEVELOPMENT PROVIDES SEVEN HIGHLY PROMINENT NEWLY CONSTRUCTED TRADE COUNTER RANGING FROM 3,078 SQ FT UP TO 4,657 SQ FT, WHICH CAN BE COMBINED TO PROVIDE UP TO 12,366 SQ FT.

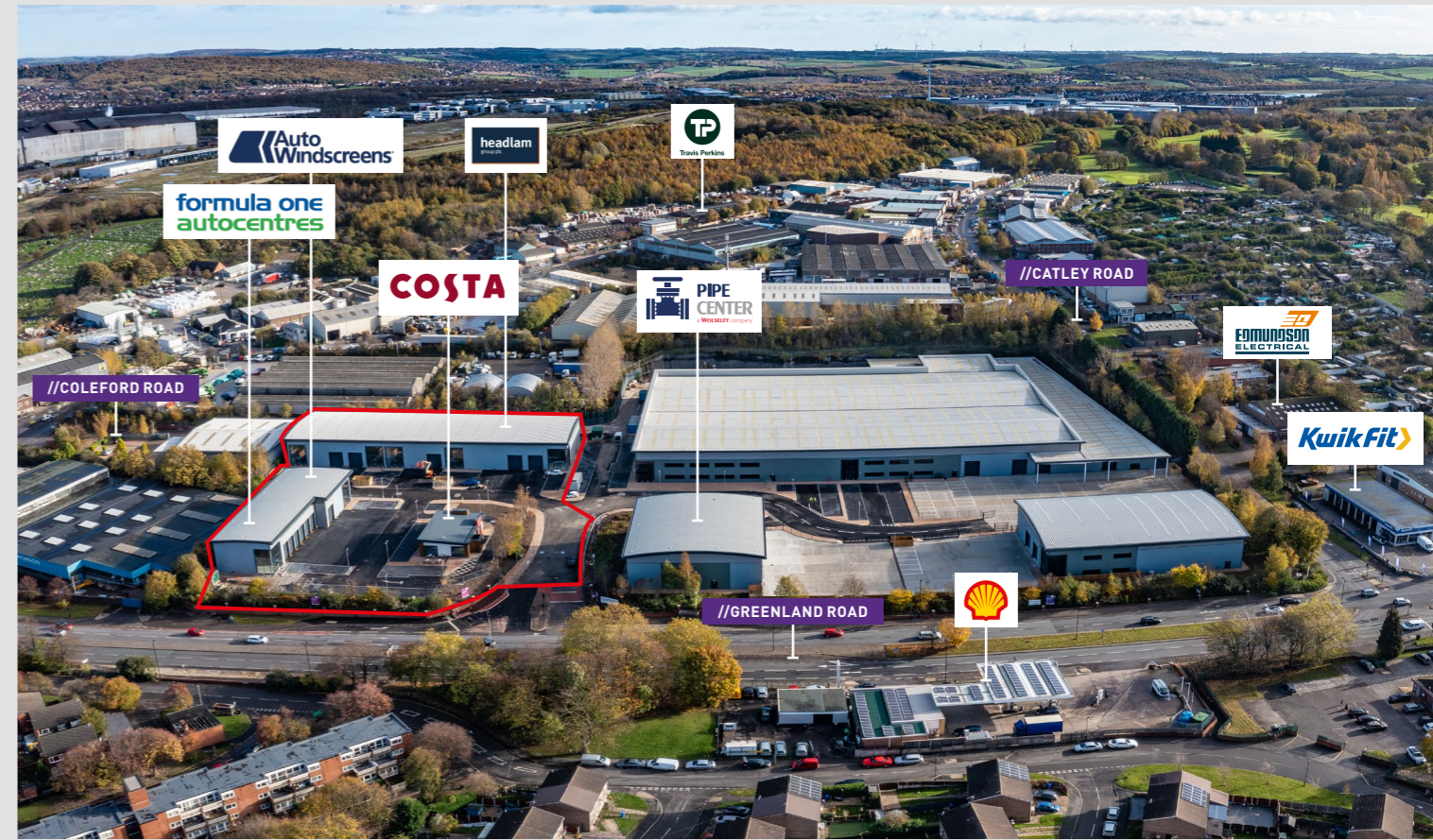
UNIT	SQ FT
4A	4,657
4B	3,078
4C	4,599
4D	LET
4E	3,130
TOTAL GIA	15,466

UNIT	SQ FT
5A	LET
5B	LET

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.

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.



PAUL MACK
paul@gvproperty.co.uk

JONATHAN JACOB
jonathan@gvproperty.co.uk



SIMON HILL
simon.hill@colliers.com

ROBERT WHATMUFF
robert.whatmuff@colliers.com