

### FOR SALE



# FREEHOLD LIGHT INDUSTRIAL UNIT 455m<sup>2</sup> / 4,900ft<sup>2</sup>

Primewire Building Smeckley Wood Close, Chesterfield, S41 9PZ

- Freehold
- Double storey offices (c.10% office content)
- Concreted yard to the front and side for parking and/or storage

## 0161 833 9797 www.wtgunson.co.uk

### 1 King Street Manchester M2 6AW Email: agency@wtgunson.co.uk

#### LOCATION

The property is positioned at the head of Smeckley Wood Close, off Broombank Road/Carrwood Road. The Unstone-Dronfield Bypass (A61) is within 0.8 miles and access to the motorway network is within approximately 9 miles (M1, Junction 30).

#### DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction with a pitched roof (insulated, including rooflights). The property has a full height loading door to the side, and two storey office/amenity block which includes kitchenette and WC.

#### ACCOMMODATION

As measured to Gross Internal Area, the property has the following floor areas:

Unit	m²	ft²
Warehouse	410.16	4,415
Offices / Amenity	45.06	485
Total	455.22	4,900

#### TENURE

Freehold (DY404113).

#### PURCHASE PRICE

We are instructed to seek offers of **£415,000** exclusive for the freehold interest.

#### TIMING

Exchange of contracts as soon as possible, with completion conditional on vacant possession (anticipated August 2024).

#### **BUSINESS RATES**

The property has a rateable value of  $\pm 20,000$  and therefore rates payable will be c. $\pm 9,980$  ( $49.9p/\pm$ ).

Interested parties are advised to make their own enquiries with the local authorities.

<mark>EPC</mark> D (98)



**Hwt**gunson

commercial property consultants

Please note that Sycamore House, Smeckley Wood Close (7,527ft<sup>2</sup> plus mezzanines/first floor of 3,438ft<sup>2</sup>) is also available to purchase. Please contact the sole agent, WT Gunson, for further details.

#### VAT

All sums quoted are exclusive of but may be liable to VAT at the prevailing rate.

#### VIEWING

By appointment with the sole agents W T Gunson:-

Matt Styles (<u>matthew.styles@wtgunson.co.uk</u>) Josh Hill (<u>josh.hill@wtgunson.co.uk</u>)

Date of Preparation: December 2023



increase particulars are produced in good raith, are set out as general guide only and do hold constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but nust satisfy themselves as to the correctness of each of them. Reproduced by courtesy of he controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co td and/or The Automobile Association. For identification purposes only. 0161 833 9797 www.wtgunson.co.uk