

FOR SALE



FREEHOLD LIGHT INDUSTRIAL UNIT 6,012 SQ FT

UNIT 3
SMECKLEY WOOD CLOSE
CHESTERFIELD
S41 9PZ

- Modern fitout including air-conditioning to offices
- 5.3m to underside of haunch/8.6m to the ridge
- Easy access to Unstone-Dronfield Bypass (A61)



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 modern, semi-detached light industrial unit of traditional steel portal frame construction beneath a pitched profile clad roof (incorporating rooflights).

Internally, the property is extensively fitted out with a warehouse at ground level (approx. 5.3m clear internal height to the underside of the haunch and 8.6m to the ridge) including a motorised loading door and gas warm air blower, lab space at ground level and good quality offices (including air-conditioning) at ground and first floor levels (including kitchenette and shower room at ground level).

There is parking provision to the front and side of the property.

ACCOMMODATION

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

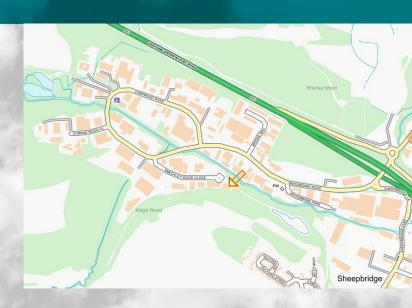
	M ²	Ft ²
Ground Floor	436.64	4,700
First Floor	121.89	1,312
Total	558.53	6,012

TENURE

Freehold (DY449133).

PURCHASE PRICE

We are instructed to seek offers of £575,000 exclusive for the freehold interest.



TIMING

Exchange of contracts as soon as possible, with completion conditional on vacant possession (anticipated September 2023).

BUSINESS RATES

The property has a rateable value of £28,500, rising to £31,750 from April 2023.

EPC

C61.

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:-

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Date of Preparation: February 2023



















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