

**FOR SALE**



For illustration only

# 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:

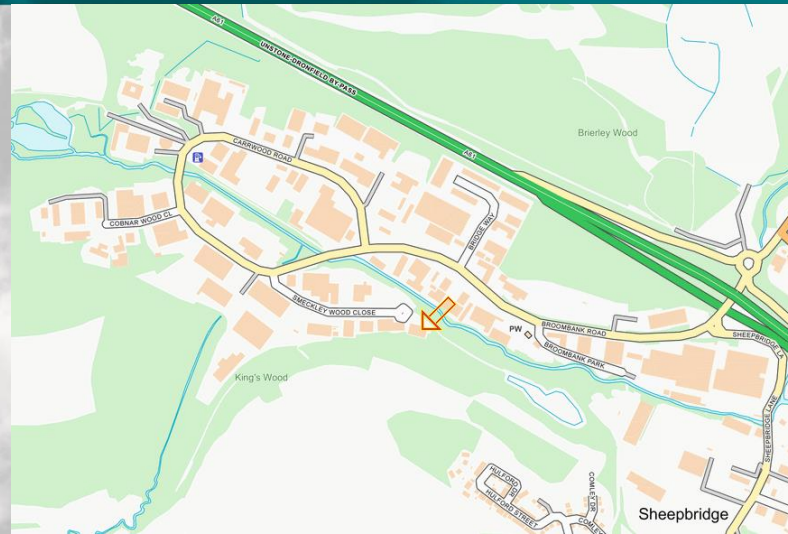
	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	436.64	4,700
First Floor	121.89	1,312
<b>Total</b>	<b>558.53</b>	<b>6,012</b>

## 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:-

Matt Styles

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Josh Hill

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