

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## LARGE INDUSTRIAL FACILITY

**Unit 35 – Nutwood Trading Estate, Sheffield – S6 1NJ**

- 1758 sq m (18,923 sq ft)
- Popular industrial estate, situated to the north side of Sheffield
- Easy access to the A61 which leads into Sheffield City Centre or toward the motorway network
- Variety of accommodation offering potential for further enhancement

**FOR SALE**

**LOCATION**

The premises are located on the popular Nutwood Trading Estate which is a short distance from the A61 Halifax/Penistone Road. Access to the premises is available by way of 2 separate points leading from Limestone Cottage Lane, with potential for an additional lower access.



**DESCRIPTION & ACCOMMODATION**

The property comprises a large industrial facility with level ground floor access to the majority of the accommodation. The main offices are situated in a separate two storey block to the North West of the site. The buildings benefit from a variety of access/loading doors.

Floor	Description	Area (sq.m.)	Area (sq.ft.)
Ground	Office/Showroom	71.09	765
First	Office	88.34	951
Ground	Warehouse 1	181.43	1953
First	Office	21.30	229
Ground	Warehouse 2	198.95	2142
Ground	Warehouse 3	625.37	6731
First	Over part of 3	204.42	2200
Ground	Warehouse 5	219.83	2366
Lower	Below 5	121.95	1313
Ground	Lab	25.46	274
<b>TOTAL</b>		<b>1,758</b>	<b>18,923</b>

**BUSINESS RATES**

We understand the the premises have 4 rating assessments covering the various parts. Awaiting further information.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**PRICE**

The property is available For Sale at and asking price of **£475,000.**

Consideration may be given to splitting the premises, please contact the agents for further information.

The property is held by way of a 999yr lease at a nominal ground rent.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT is not payable on the sale price. Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE**

There are 4 assessments covering the various parts of the premises as follows: D, D, E and G.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS  
 Tel: 0114 276 0151  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – May 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

Plans provide an indication as to the extent of the property but do not necessarily represent the legal boundaries.

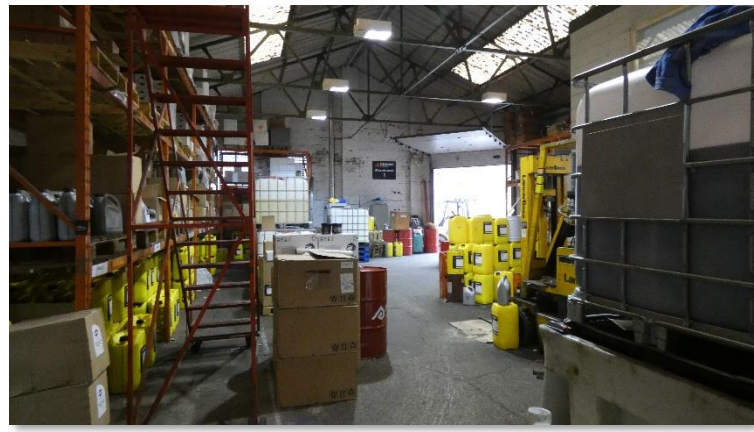
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 8 Norfolk Row, Sheffield S1 2PA

**CHESTERFIELD 01246 267 565**  
 Dunston Innovation Centre, Chesterfield S41 8NG

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