

**FOR SALE**



## **FREEHOLD LIGHT INDUSTRIAL UNIT**

**7,527ft<sup>2</sup> plus mezzanines/first floor of 3,438ft<sup>2</sup>**

Sycamore House,  
Smeckley Wood Close,  
Chesterfield, S41 9PZ

- Double bay warehouse (newer bay constructed 2004)
- 4x motorised level access loading doors
- Surfaced parking/loading yard to the front with palisade fencing
- Three phase power and gas supplies

## 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 detached industrial unit in two bays, of steel portal frame construction with a pitched roof (insulated, including rooflights). The right hand bay is of older construction with an insulated asbestos roof, whereas the newer bay was constructed in 2004.

The specification includes:

- 4x motorised level loading doors
- Temperature controlled chiller to newer bay
- Gas warm air blowers
- Three phase power and gas supply
- Offices and kitchenette/WC facilities to older bay
- Surfaced parking/loading yard to the front with palisade fencing

## ACCOMMODATION

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

Unit	m <sup>2</sup>	ft <sup>2</sup>	Height
Older Bay: Ground	386.65	4,162	2.31m to underside of mezz
Older Bay: mezzanine and offices	158.67	1,708	
Newer Bay: Ground	312.66	3,365	5.41m to eaves; 2.52m to underside of mezz
Newer Bay: Mezzanine	160.81	1,731	2.44m mezz to eaves; 4.26m mezz to ridge
<b>Total</b>	<b>1018.79</b>	<b>10,966</b>	

## TENURE

Freehold (DY193740).



## PURCHASE PRICE

We are instructed to seek offers of **£725,000** 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 £35,750 and therefore rates payable will be c.£17,840 (49.9p/£). Interested parties are advised to make their own enquiries with the local authorities.

## 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 ([matthew.styles@wtgunson.co.uk](mailto:matthew.styles@wtgunson.co.uk))

Josh Hill ([josh.hill@wtgunson.co.uk](mailto:josh.hill@wtgunson.co.uk))

Date of Preparation: December 2023 (updated April 24)

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**wtgunson**  
commercial property consultants



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