

FOR SALE

INVESTMENT SUMMARY

- ✓ Industrial investment opportunity
- ✓ Fully let to regional occupiers
- ✓ Situated on Sheepbridge Industrial Estate, which forms part of the well-established Chesterfield Trading Estate
- ✓ Combined passing rent of £54,500 per annum with a reversion to £62,954 per annum on 18th December 2025
- ✓ 2 tenancies with a WAULT of 3.69 years from 18th December 2025
- ✓ Offers in excess of £800,000, reflecting a Net Initial Yield of 6.48% and a Reversionary Yield of 7.48%



Units 1 & 2 Sheepbridge Industrial Estate, Carrwood Road, Chesterfield, S41 9QB

INDUSTRIAL INVESTMENT OPPORTUNITY

Units 1 & 2 Sheepbridge Industrial Estate, Carrwood Road, Chesterfield, S41 9RQ

LOCATION

The property is located on Carrwood Road which forms part of the wider Chesterfield Trading Estate, one of Chesterfield's primary industrial locations, approximately 3 miles north of Chesterfield town centre. The property is accessed via Carrwood Road which in turn provides access to Broombark Road and the A61 respectively. Access to the national motorway network is approximately 7 miles to the east via J30/J31 of the M1 Motorway.

SITUATION

The property is situated immediately south of the A61 and circa 7 miles west of Junction 30 of the M1. The estate is situated 3 miles north of Chesterfield town centre. The surrounding area is industrial with national occupiers on the estate such as Smurfitt Kappa, Atlantic Pumps and National Grid.

DESCRIPTION

The property comprises two industrial/warehouse units of steel portal frame construction with brick and profile metal clad elevations, surmounted by insulated pitched profile metal sheet roofs incorporating approximately 10% translucent roof panels.

Internally, the units are of standard modern construction with concrete slab flooring, brick and profile metal clad elevations and benefit from a minimum internal clear height of 4.56m. Each unit benefits from ancillary office accommodation, kitchen and WC facilities and access via a single ground level loading door. Unit 2 also comprises a first-floor mezzanine area to the east elevation, providing additional storage.

Externally, the units benefit from a shared tarmacadam service yard with parking for circa 12 vehicles to the front and side of the unit.

ACCOMMODATION

Gross Internal Areas	Sq. Ft	Sq. M
Unit 1	5,755	534.66
Unit 2	4,731	439.52
TOTAL	10,486	974.18

TENURE

Freehold Interest, held under title number DY188126. Both units are held on one freehold title.

TENANCY

The property is let on two tenancies.

Unit 1 is let to Ultra Refrigeration Limited on a 5-year lease on full repairing and insuring terms expiring on 5th April 2028 at a passing rent of £30,500 per annum, which reflects a low rent per sq. ft. of £5.29.

Unit 2 is let to Juicy Bike Limited on a 4-year lease expiring on 17th December 2025 at an annual rent of £24,000 per annum. A new 5-year lease has been agreed on full repairing and insuring terms with Juicy Bike Limited, commencing 18th December 2025 at a rent of £32,454 per annum, which reflects a rent per sq. ft. of £6.86.

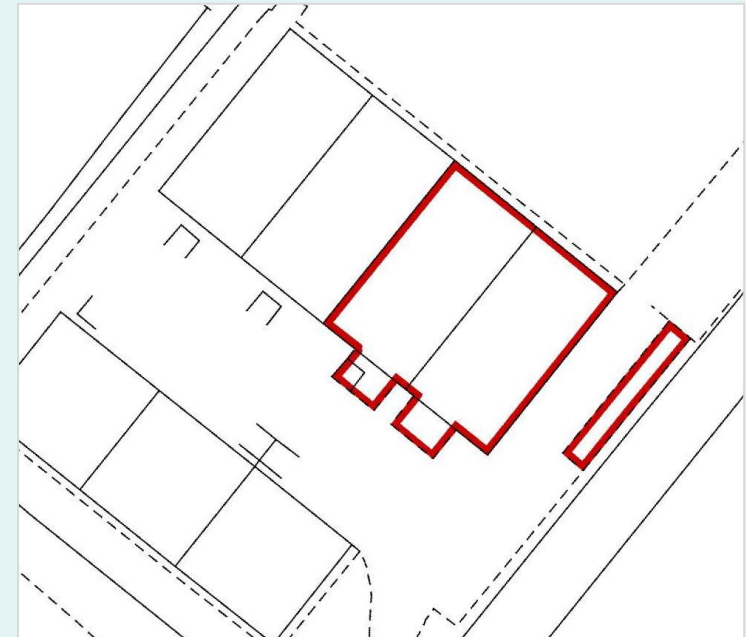
A service charge is levied on the estate management and maintenance of the common areas, payable by the tenant.

COVENANT

Ultra Refrigeration Limited are a leader in energy efficient cooling solutions and innovative heat recovery technology and have been trading since 2004.

Juicy Bike Limited are a UK based e-bike company and have been pioneers in new mobility and have been trading since 2008.

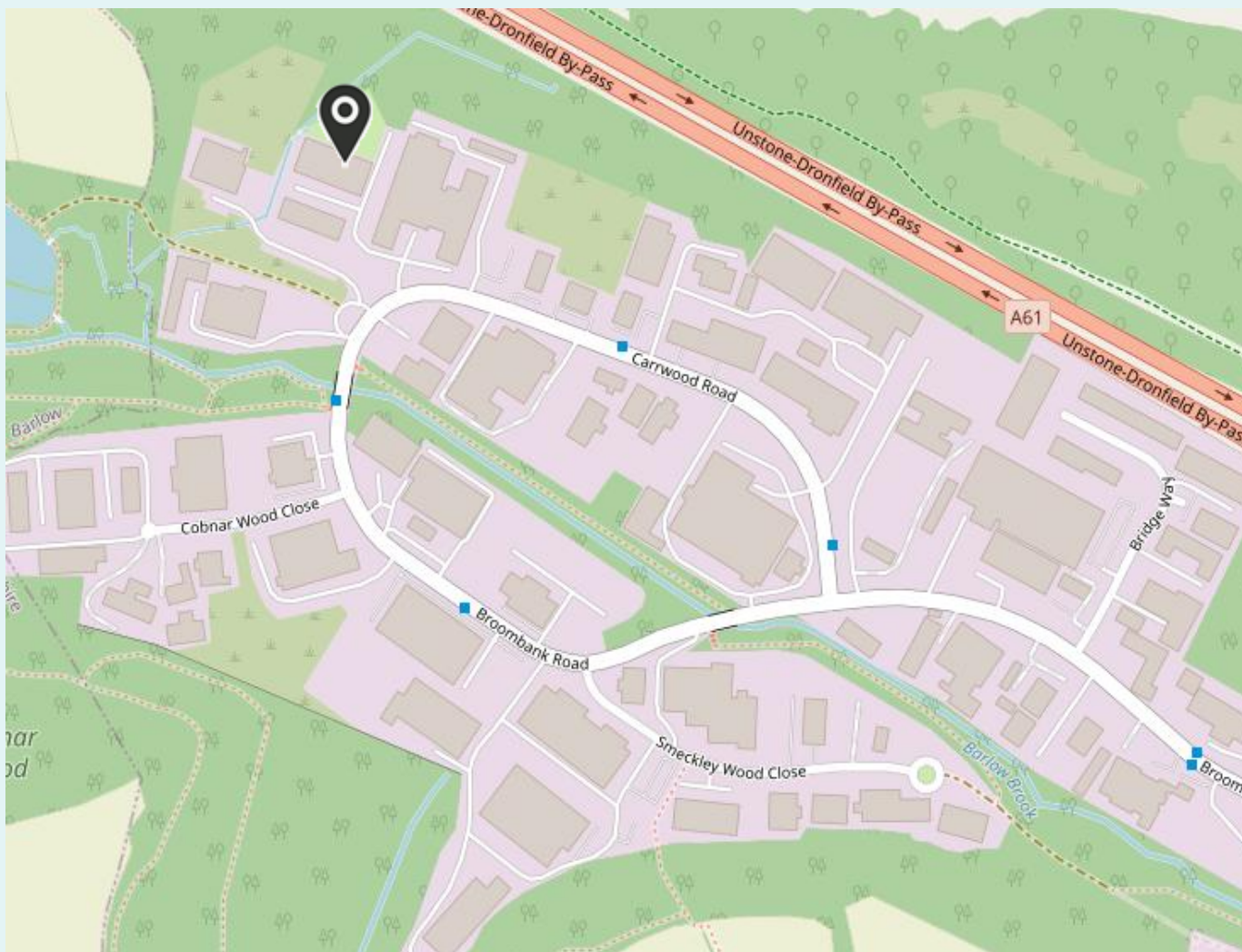
Full financial information available upon request.



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VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Unit 1 has an EPC rating of C-66 expiring on 2nd February 2033.

Unit 2 has an EPC rating of C-72 expiring on 2nd February 2033.

INVESTMENT CONSIDERATIONS

We are seeking offers in excess of £800,000 reflecting a Net Initial Yield of 6.48% and a reversionary yield of 7.48% in December 2025.

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VIEWING & FURTHER INFORMATION

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