

Property Consultants



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Queens Buildings, 55 Queen Street, Sheffield S1 2DX

To Let (May Sell)

Unit 24 Nutwood Trading Estate,
Limestone Cottage Lane, Sheffield S6 1NJ



- Workshop/Warehouse with Offices
- 5,983 sq ft
- Popular Trading Estate
- To Let or For Sale

www.crosthwaitecommercial.com

LOCATION

Nutwood Trading Estate is located close to Hillsborough, approximately 5 miles to the north west of Sheffield city centre accessed via the A61 Halifax Road. M1 junction 36 is approximately 8 miles away to the north.

The trading estate is accessed off Limestone Cottage Lane, which links with Halifax Road and Penistone Road (A61), via Claywheels Lane.

The property is located at the rear of the estate.

DESCRIPTION

The property comprises a warehouse with a single storey office block to the front.. The warehouse is accessed via 2 roller shutter doorways and has an eaves height of approximately 18ft (5.5 m). Externally there is space for parking in a gated yard area.

ACCOMMODATION (Approx gross internal areas)

Works	5,466 sq ft	507.8 sq m
Offices	517 sq ft	48.0 sq m
Total G.I A.	5,985 sq ft	556.0 sq m

RATES

The premises are currently assessed for rates as follows:-

Workshop & Premises R.V. £10,250

For 2014/15 the current multiplier is 47.1p and the rates payable therefore will be around £4,828 although some small business relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 172 (Band G). A full EPC will be provided on request.



LEASE

The premises are offered on a new lease on terms to be agreed.

RENT

Rental offers around **£19,500 per annum** exclusive are invited.

PRICE

Alternatively, our clients would consider a sale of the virtual freehold premises. Offers around **£185,000** are invited.

GROUND LEASE

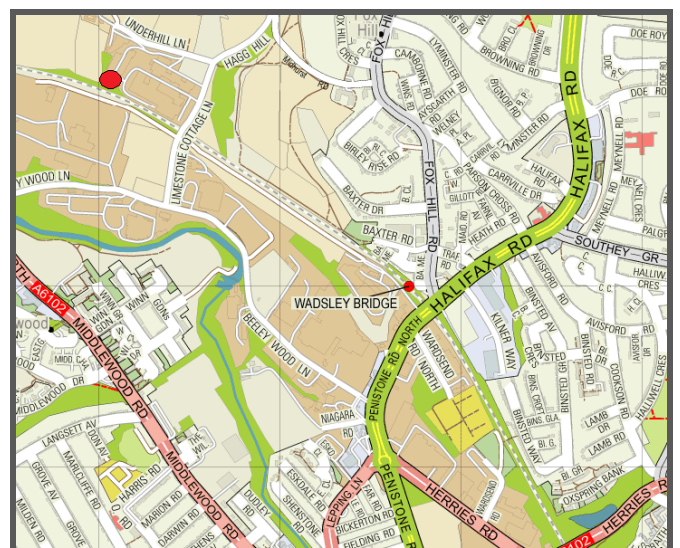
The ground lease is for a term of 999 years from 25 December 1984 on a peppercorn rent.

VAT

We are informed that VAT will not be payable on the rent or the purchase price.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents, Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com or George Thompson on 0114 244 9121 or e-mail George.thompson@fearniegreaves.co.uk



SUBJECT TO CONTRACT & AVAILABILITY
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