Gilbertson Works, Jessell Street

SHEFFIELD, S9 3HY

13,625 Sq Ft

(1,265.76 Sq M)

QUOTING TERMS

£1,000,000
To Purchase

£68,125
Per Annum





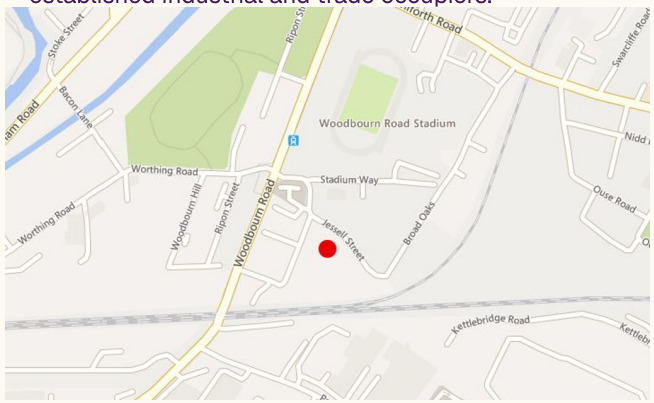




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Sheffield, S9 3HY

LOCATION

The subject property is located on Jessell Street within the established industrial Lower Don Valley area of Sheffield. This area is well known for its concentration of industrial, warehouse, and distribution uses, making it a popular and practical location for a range of commercial occupiers.
The site benefits from strong road connectivity, with easy access to the A6109 and A631, both of which link the unit to Junction 34 of the M1 motorway approximately 1.5 miles to the east.
The surrounding area is home to a variety of established industrial and trade occupiers.



DESCRIPTION

The property comprises a detached industrial unit incorporating two high bay warehouses together with a two-storey office block.
The warehouses are of steel portal frame and steel truss construction with a combination of brick/block and profile clad elevations beneath single pitched roofs, together with solid concrete floors.
Each warehouse benefits from roller shutter door access and is equipped with a 3-tonne overhead crane, providing functionality for a range of industrial and manufacturing uses.
The office accommodation is arranged over two storeys and is of traditional brick construction. Internally, the space is configured to provide cellular offices along with associated welfare facilities. A trade counter is also in place, making the unit well suited to

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	1,005.92	10,828
Office / Trade Counter	259.84	2,797

TERMS & INFORMATION

Terms

Quoting £1,000,000 to purchase.
New FRI lease terms available quoting £68,125 per annum

We understand from our client that VAT is not payable; however, interested parties should satisfy themselves in this regard.

EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

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