

**FOR SALE**



**FREEHOLD LIGHT INDUSTRIAL UNIT**  
**455m<sup>2</sup> / 4,900ft<sup>2</sup>**

Primewire Building  
Smeckley Wood Close,  
Chesterfield, S41 9PZ

- Freehold
- Double storey offices (c.10% office content)
- Concreted yard to the front and side for parking and/or storage

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## 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 semi-detached industrial unit of steel portal frame construction with a pitched roof (insulated, including rooflights). The property has a full height loading door to the side, and two storey office/amenity block which includes kitchenette and WC.

## ACCOMMODATION

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

Unit	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	410.16	4,415
Offices / Amenity	45.06	485
<b>Total</b>	<b>455.22</b>	<b>4,900</b>

## TENURE

Freehold (DY404113).

## PURCHASE PRICE

We are instructed to seek offers of **£415,000** exclusive for the freehold interest.

## TIMING

Exchange of contracts as soon as possible, with completion conditional on vacant possession (anticipated August 2024).

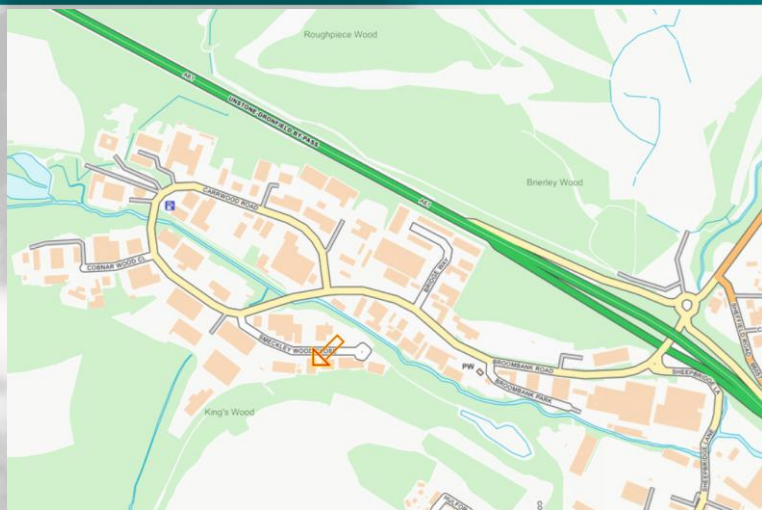
## BUSINESS RATES

The property has a rateable value of £20,000 and therefore rates payable will be c.£9,980 (49.9p/£).

Interested parties are advised to make their own enquiries with the local authorities.

## EPC

D (98)



Please note that Sycamore House, Smeckley Wood Close (7,527ft<sup>2</sup> plus mezzanines/first floor of 3,438ft<sup>2</sup>) is also available to purchase. Please contact the sole agent, WT Gunson, for further details.

## 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