

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

COMMERCIAL



WAREHOUSE WITH OFFICES

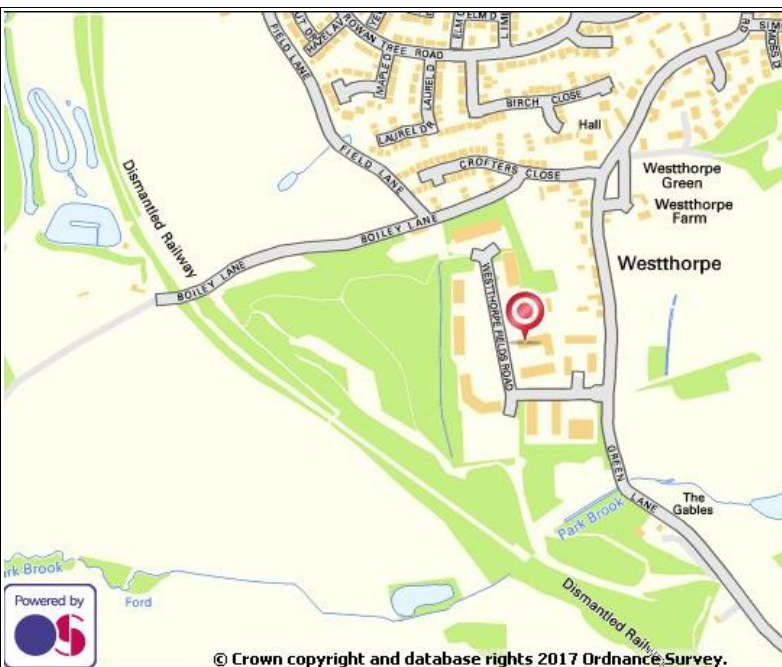
Unit 6C Westthorpefields Business Park, S21 1TZ

- 1,700 sq ft (158.05 sq m) plus mezzanine offices and store 1,470 sq ft (136.59 sq m)
- Modern unit with car parking
- Popular mixed use location
- Easy access to Junction 30 M1

FOR SALE

LOCATION

The subject property lies approximately 10 miles south west of Sheffield City Centre and is approximately a 10 minute drive from J30 M1.



DESCRIPTION

The property comprises a modern mid terrace warehouse/hybrid unit which has an additional large mezzanine of offices and stores. The property offers potential for conversion back to a largely clear span warehouse if required.

ACCOMMODATION

The property briefly comprises the following:-

Floor	Area sq ft	Area sq m
Ground Floor	1701	158.05
Mezzanine	1470	136.59



PRICE

The property is available Freehold with vacant possession at £130,000 excluding VAT if applicable.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value - £7,700

VIEWING/ENQUIRIES

Contact the sole agents: **Mark Jenkinson and son:** 0114 276 0151 (Philip Dorman)

Email: philip@markjenkinson.co.uk

Energy Performance Certificate Non-Domestic Building

HM Government

Unit 6C
Westthorpe Fields Business Park
Killamarsh
SHEFFIELD
S21 1TZ

Certificate Reference Number:
9522-3046-0022-0200-6225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 133 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 298
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 82.49
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
100 If typical of the existing stock

May 2017

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.