

Vacant Workshop/Warehouse

For Sale / To Let



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



Unit 6C, Westthorpe Fields Business Park

Killamarsh, Sheffield, S21 1TZ



Agreement

To Let/For Sale



Detail

Vacant Workshop/
Warehouse



Rent/Price

£22,800 pax/£285,000



Size

299.6 sq m (3,225 sq ft)



Location

Sheffield, S21 1TZ



Property ID

751.1243745

For Viewing & All Other Enquiries Please Contact:

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Property

The property comprises a mid terraced workshop/warehouse unit of steel portal frame construction beneath a double pitched profiled metal sheet roof covering incorporating acrylic roof lights.

Internally, the property is arranged with ground floor currently fitted as offices, WC's, kitchen and workshop. The first floor provides open span warehousing.

Externally the property benefits from ample car parking spaces to the front within the shared yard area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Offices, Stores, WC's, Kitchen and Workshop	160.2	1,725
Mezzanine		
Warehousing	139.4	1,500
Total GIA	299.6	3,225

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: North East Derbyshire District Council
Description: Warehouse and Premises
Rateable value: £10,000
Period: From 1 April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: F(133)

Tenure

The property is available **For Sale/To Let**.

Price/Rent

£285,000 offers around

Alternatively the property is available to let by way of a 3, 6 or 9 year FRI lease at a commencing rent of **£22,800 per annum exclusive**.

VAT

VAT is not payable.

Legal Costs

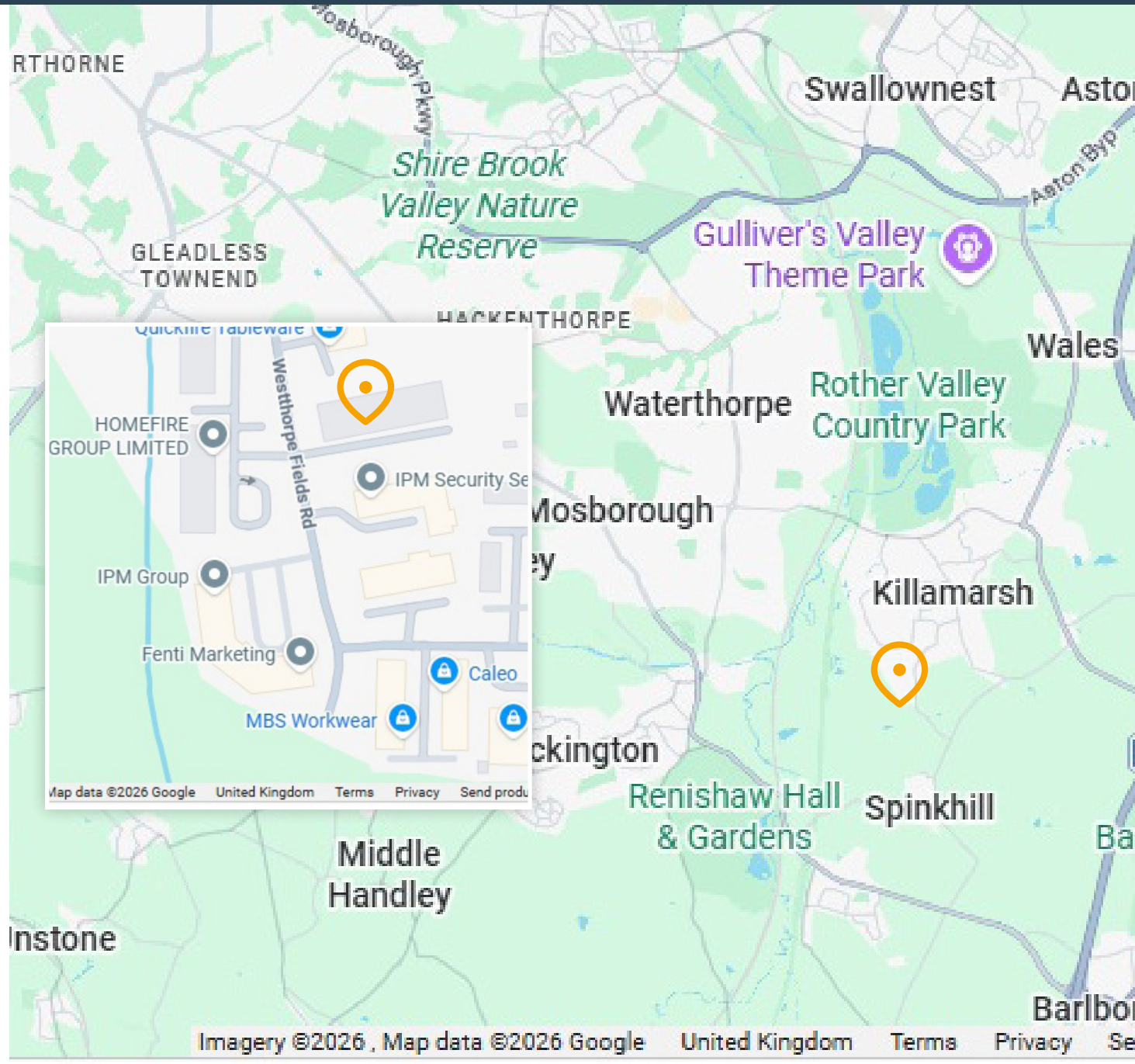
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers/tenants prior to instruction of solicitors.

Location

The property is situated in the middle of a terrace of similar workshops/warehouses on the Westthorpe Fields Business Park on the south edge of the village of Killamarsh. Westthorpe Fields is within 2 miles of Junction 30 of the M1 Motorway.





Google Maps

