

**WATLING**  
REAL ESTATE

**FOR SALE**



**UNIT 18, JESSOPS RIVERSIDE, 800 BRIGHTSIDE LANE, SHEFFIELD, S9 2RX**

**MODERN HYBRID 7,495 SQ FT UNIT INVESTMENT OPPORTUNITY**

On behalf of Howard Smith & James Clark, appointed as Joint Liquidators

# INVESTMENT HIGHLIGHTS

An aerial photograph of an industrial park. A large, modern hybrid unit with a light green roof and white walls is highlighted with a white outline. The unit is situated in a parking lot with several cars. In the background, there are other industrial buildings, including a large dark one with a white roof, and some blue storage containers. The overall scene is an industrial business park.

- ▶ Modern hybrid 7,495 sq ft unit providing a mixture of office and workshop accommodation.
- ▶ Significant improvements to the accommodation beyond original specification
- ▶ Let to Isopharm Limited producing £50,000 per annum. Tenant occupying by way of a 7 year lease that commenced on 31st October 2021.
- ▶ Located within an established business park in close proximity to Meadowhall Shopping Centre and less than 1 mile west of Junction 34 of the M1 motorway.
- ▶ The property benefits from 11 allocated car parking spaces.

# LOCATION

The property is situated within Jessops Riverside, an established business park approximately 2 miles north east of Sheffield City Centre. The business park is accessible via Brightside Lane (A6109 road). The River Don flows on the eastern side of the business park.

There are excellent road connections in the area with Junction 34 of the M1 motorway located less than 1 mile to the east of the subject property. The area benefits from a good level of amenities with Meadowhall Shopping Centre located approximately 1/2 mile to the north of the subject property. Meadowhall Train Station provides regular rail access to Sheffield (10 minutes), Doncaster (20 minutes), and Leeds (50 minutes).

On the opposite side of the River Don Sheffield Forgemasters have been granted planning permission to build a landmark scheme that will further strengthen the commercial uses in the area.

Occupiers within the business park include PDQ Spares Limited, Sumo Digital Limited, Elkem Limited and Red Cross.





Junction 34 of M1 Motorway

Meadowhall Shopping Centre

Meadowhall Train Station

Sheffield Forgemasters Development

Brightside Lane (A6109)

The Property

|        |                            |           |           |
|--------|----------------------------|-----------|-----------|
| Car    | Meadowhall Shopping Centre | M1        | Sheffield |
|        | 5 mins                     | 6 mins    | 10 mins   |
| Train  | Sheffield                  | Doncaster | Leeds     |
|        | 10 mins                    | 20 mins   | 50 mins   |
|        | Meadowhall Shopping Centre | Sheffield | Rotherham |
| 5 mins | 13 mins                    | 18 mins   |           |

# DESCRIPTION

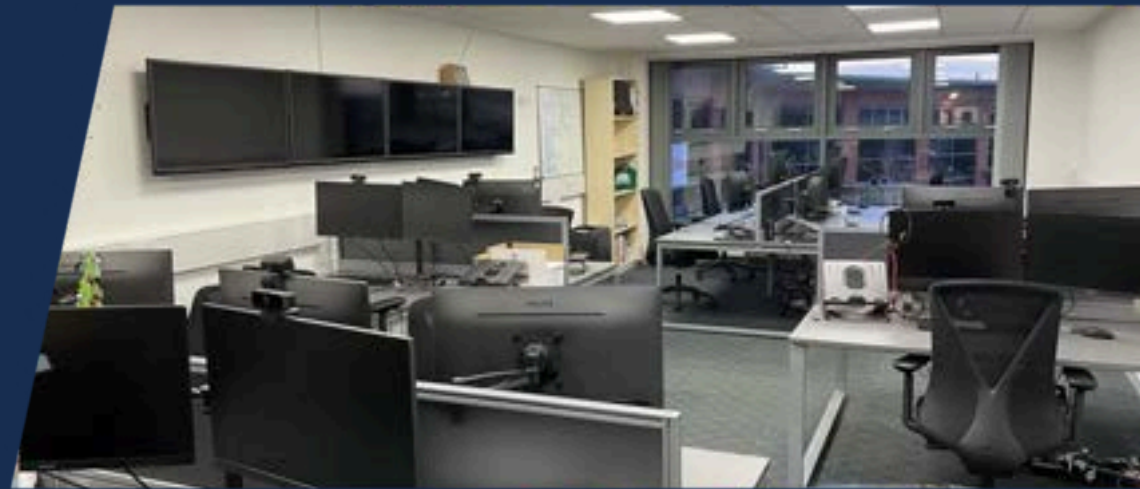
**The property comprises an end terrace modern hybrid unit that provides a mixture of office and workshop accommodation. The accommodation within the unit has been significantly improved beyond its original specification.**

The unit is of steel frame construction with profile sheet elevations beneath a metal-clad single-pitch roof. The ground floor comprises predominantly workshop areas as well as partitioned cellular offices to the rear. The specification of the workshop areas includes: concrete flooring, fluorescent strip lighting and 3x roller shutter access doors. The roller shutter access is currently isolated from the unit by way of glass and lightweight partitioning.

The first floor of the unit comprises cellular office accommodation. The specification of the offices includes: suspended ceilings with recessed lighting, air conditioning, perimeter trunking and gas central heating.

There are toilet facilities on both ground and first floors, with the first floor also including a kitchen area. The upper floor is accessible via a 5-person passenger lift and stairwells at the front and rear of the building.

The property benefits from 11 allocated car parking spaces.



# ACCOMMODATION

The approximate Gross Internal Area is:

| DESCRIPTION  | SQ.M. | SQ.FT. |
|--------------|-------|--------|
| Ground Floor | 364.2 | 3,921  |
| First Floor  | 332.1 | 3,574  |
| Total        | 696.3 | 7,495  |

The property benefits from 11 allocated car parking spaces.

# TITLE INFORMATION

The long leasehold interest is being sold in the property by way of a recently created 250 year agreement. Further information is available on request.



# FURTHER INFORMATION

## OCCUPANCY

| Demise                                   | Tenant           | Lease Start     | Lease Break                   | Lease Expiry    | Rent Review  | Current Rent (per annum) |
|--|------------------|-----------------|-------------------------------|-----------------|--|--------------------------|
| Full Demise including car parking spaces | Isopharm Limited | 31 October 2021 | 31 October 2026 (Tenant Only) | 31 October 2028 | Fixed increase to £52,000 per annum on 31 October 2027 | £50,000                  |

## PLANNING INFORMATION

The property is located in an area that falls within the authority of Sheffield City Council.

## BUSINESS RATES

Rateable Value: £36,250      Rates Payable (25/26): £20,119

Interested parties are to rely on their own enquiries with the Local Authority.

## EPC

An EPC survey has been commissioned and is available on request.

## OFFERS

We are inviting offers for the long leasehold interest in the property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the sale of the property. Sale on Behalf of Joint Liquidators.

## SALE ON BEHALF OF JOINT LIQUIDATORS

The property is offered for sale on behalf of Joint Liquidators.

The Liquidators offer no title or collateral warranties associated with this property or transaction. The Liquidators act without personal liability.

## VIEWINGS

Strictly by prior appointment with Watling Real Estate, acting as sole agents.

# CONTACTS

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Subject to Contract  
Property Reference: 223133

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