

**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

- ▶ 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 5 mins	M1 6 mins	Sheffield 10 mins
	<hr/>		
	 Train	Sheffield 10 mins	Doncaster 20 mins
 Bus	Meadowhall Shopping Centre 5 mins	Sheffield 13 mins	Rotherham 18 mins
	<hr/>		



# DESCRIPTION

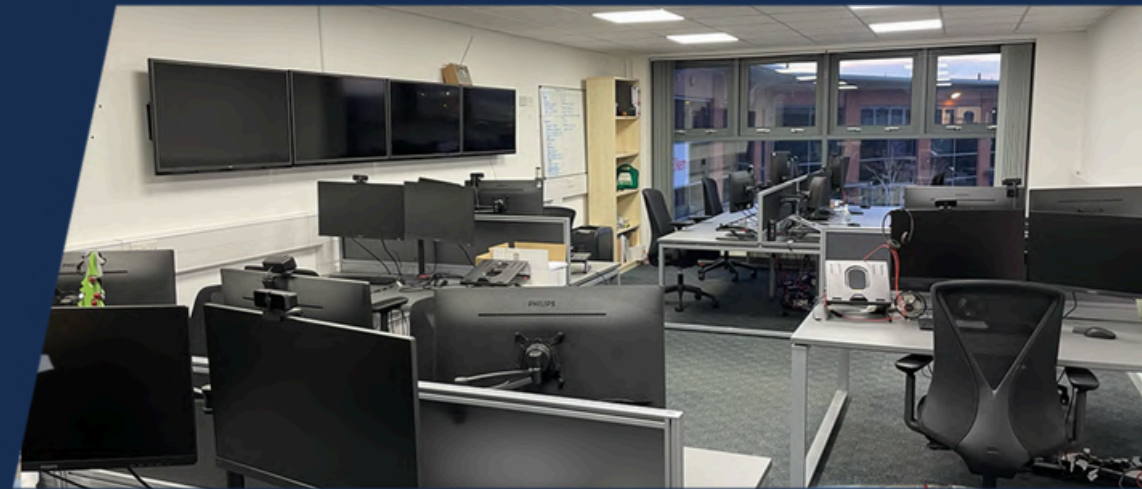
**The property comprises an end terrace modern hybrid unit that provides a mixture of office and workshop accommodation. The accommodation within the unit has been significantly improved beyond its original specification.**

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

**ROB CRUIKSHANK**

T: +44 (0) 7880 471 248

rob.cruikshank@watling.com

**ALEX SWEETMAN**

T: +44 (0) 7831 505 078

alex.sweetman@watling.com

**IAN WHITTAKER**

T: +44 (0) 7740 397 086

ian.whittaker@watling.com

**WATLING**  
REAL ESTATE

Subject to Contract  
Property Reference: 223133

## DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, Office 107, 128 Aldersgate Street, Barbican, London, England, EC1A 4AE