







## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Details

Available Immediately!

Norwood Court is situated in the heart of Norwood Industrial Estate, to the north of Killamarsh, approx 12 miles southeast of Sheffield on the A618, providing fast access to Junc 31 of the M1 (approx 3.5 miles). Kiveton Bridge Commuter Railway station is a 6 minute drive. Norwood Industrial Estate is an established industrial location serving the local areas including Swallownest, Beighton, Crystal Peaks, Waterthorpe, Mosborough, and Killamarsh.

The estate provides a range of industrial premises from smaller workshop/starter units, to larger, single occupancy industrial premises. Occupiers include Veolia, Peterman Fork Lift Trucks, Coopers Tours.

The property comprises a multi-let estate of portal frame, micro industrial units arranged in three blocks on a secure, gated site. The units provide good quality workshop accommodation with brick elevations beneath a pitched, profile-clad roof incorporating roof lights. Access to each unit is serviced by a dedicated roller shutter and personnel door. Shared tarmac yard areas are provided to the front of the units.

Internally the units have been fitted out to meet the specific occupier requirement and generally include either lined or suspended ceilings and strip lighting. All units have three-phase power, water, a hand basin and WC. The buildings have recently been subject to refurbishment including the installation of over-cladding to the roofs.

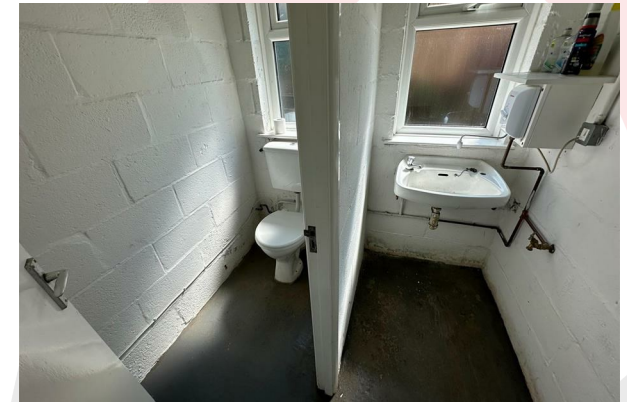
The units extend to 570 sqft (52.95 sqm).

We understand that the premises have the benefit of planning consent for use as B1 (Light Industrial) and B8 (Storage and Distribution). All planning information should be confirmed with the local authority.

The units are available by way of an FRI lease for a minimum three year term at £6,840 per annum. The property is registered for VAT which will be charged at the prevailing rate. Prices are exclusive of VAT.

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



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