

Starkeys

Chartered Surveyors

**FREEHOLD INDUSTRIAL INVESTMENT
IRONBRIDGE INDUSTRIAL ESTATE
RETFORD ROAD
SHEFFIELD
S13 9WA**



- Fully let and producing £55,850 per annum
- Communal service yard and parking area
- Asset management potential
- Comprising six units with a total Gross internal area of 902.74m² (9,717 sq. ft.)

**FOR SALE
OFFERS OVER £750,000 PLUS VAT**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
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Regulated by RICS

**INDUSTRIAL INVESTMENT PREMISES
IRONBRIDGE INDUSTRIAL ESTATE
RETFORD ROAD
SHEFFIELD
S13 9WA**

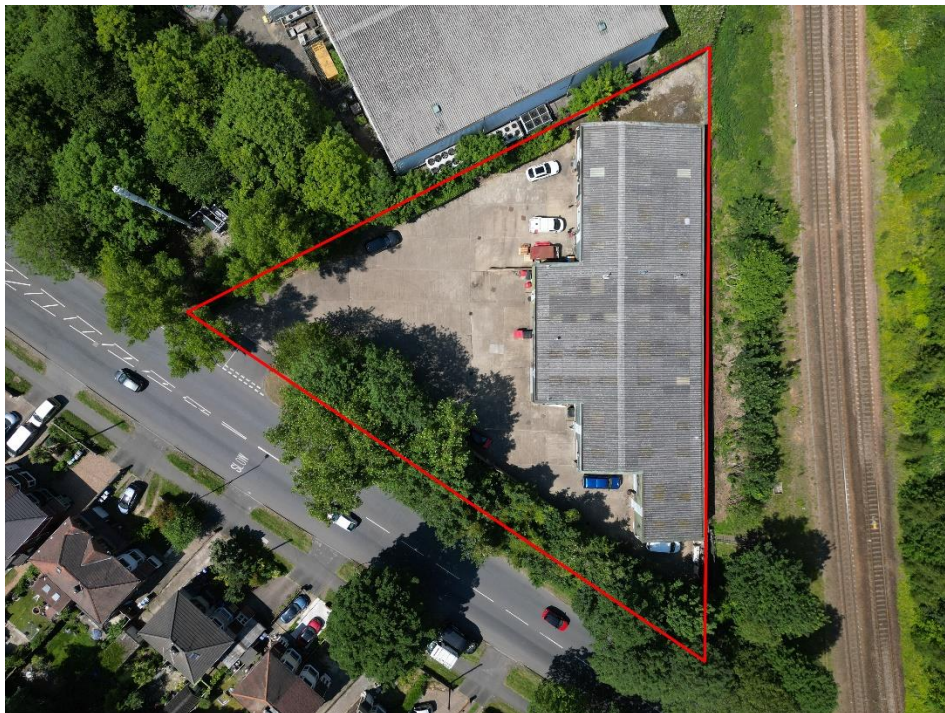
1. LOCATION:

Ironbridge Industrial Estate is prominently located on the busy Retford Road in the Handsworth/Woodhouse suburb of Sheffield, approximately 6 miles east of the city centre. The estate sits in close proximity to the large Dorehouse Industrial Estate, with a link road recently constructed linking the Dorehouse estate to the Advanced Manufacturing Park at Waverley. The M1 motorway is situated approximately 2½ miles distant.

2. GENERAL DESCRIPTION:

The premises comprise an estate of six individual units of steel framed construction and arranged as a terrace. Each unit has roller shutter loading access to the front elevation, along with personnel doors, and fire escape doors to the rear.

The units vary in size from 776 sq. ft. to 2,134 sq. ft. Externally is a concrete service yard providing loading and parking facilities for occupiers.



3. ACCOMMODATION:

The premises have the following approximate gross internal floor areas:-

Unit Number	M²	SQ. FT.
1	144.46	1,555
2	144.56	1,556
3	198.26	2,134
4	197.79	2,129
5	145.58	1,567
6	72.09	776
Total	902.74	9,717

4. RATING:

The rating authority is Sheffield City Council. We have inspected the Valuation Office website and a schedule of Rateable Values is attached. The Uniform Business Rate for 2025/26 is £0.499. All information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. TENURE:

We understand that the property is of freehold tenure.

6. TENANCIES:

The premises currently produce a total gross income of £55,850 per annum. A schedule of tenancies is attached.

7. TERMS:

The premises are offered for sale, subject to the existing tenancies, at offers over £750,000 plus VAT.

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

20 June 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and 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 Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.