

# RAWSON SPRING WAY

## SHEFFIELD, S6 1PG

# FOR SALE



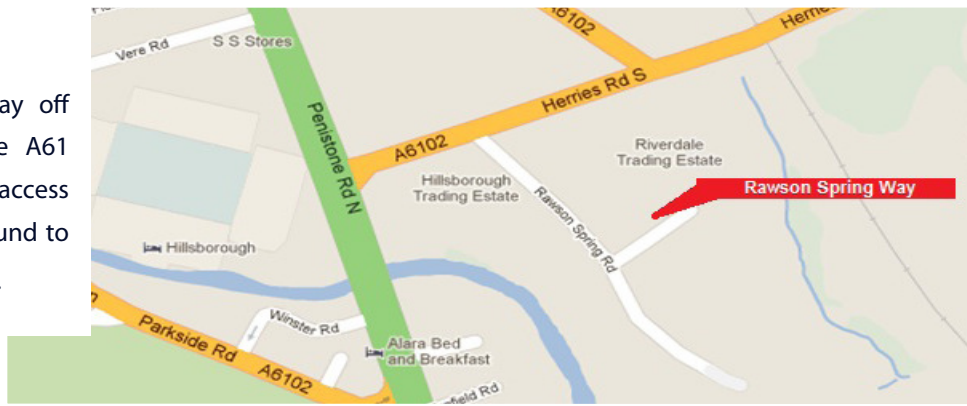
## 69,000 SQ. FT. (6,410.30 SQ. M.)



## INDUSTRIAL / WAREHOUSE UNIT

## LOCATION

The property is situated on Rawson Spring Way off Herries Road South which is accessed via the A61 (Penistone Road North). The A61 provides direct access southbound to Sheffield City Centre and northbound to Junction 36 of the M1 Motorway (6.5 miles distant).



## DESCRIPTION

The property comprises three interlinked single storey warehouse/factory units together with internal two storey offices. Unit 1 is of concrete frame construction whilst Units 2 & 3 are of steel portal frame construction. The elevations are of insulated profile metal sheet panels over brickwork to circa 2 metres.

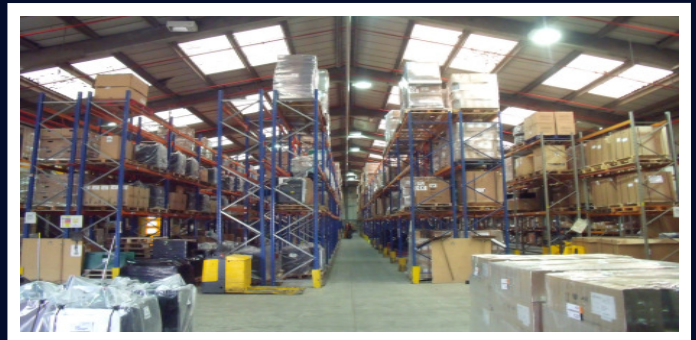
Units 2 & 3 have pitched insulated profile metal sheet roofs whilst Unit 1 has an insulated corrugated asbestos sheet roof. All units are heated, lit and sprinklered and loading to the property is from 3 ground level loading doors and 3 dock level loading doors.

The eaves height within Unit 1 is 5.98m, Unit 2 7.5m whilst Unit 3 is at 4.05m. Externally there is a secure yard and car parking.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition (2007) and provides the following gross internal floor areas:

DESCRIPTION	SQ. FT.	SQ. M.
Unit 1	15,395	1,430.26
First Floor Offices	54	4.99
Unit 2	37,212	3,457.10
First Floor Offices	350	32.56
Unit 3	12,612	1,171.70
Ground Floor Offices	2,491	231.38
First Floor Offices	886	82.31
<b>TOTAL</b>	<b>69,000</b>	<b>6,410.30</b>
<i>Mezzanine (In U2)</i>	<i>11,744</i>	<i>1,091.06</i>
<i>Canopy (On U1)</i>	<i>547</i>	<i>50.84</i>



## SERVICES

All mains services are connected to the property including, gas, three phase electricity, mains water and foul drainage.

## RATEABLE VALUE

The property is presently assessed as part of a larger hereditament and will need to be separately assessed upon occupation.

## TERMS

The property is offered for sale freehold with vacant possession.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by appointment with the joint letting agents Gent Visick and Howell Brooks.

Details Prepared October 2012

### Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.

**Howell Brooks**  
Chartered Surveyors & Property Consultants

**020 7643 2000**

[WWW.HOWELLBROOKS.CO.UK](http://WWW.HOWELLBROOKS.CO.UK)

**Gent Visick**   
The Industrial Partnership

**0113 245 6000**

[www.gentvisick.com](http://www.gentvisick.com)



# Energy Performance Certificate

Non-Domestic Building



IMI Cornelius (UK) Ltd  
Rawson Spring Way  
SHEFFIELD  
S6 1PG

**Certificate Reference Number:**  
9900-5989-0392-2510-8094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**58** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 7697  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 56.59

## Benchmarks

Buildings similar to this one could have ratings as follows:

**25** If newly built

**66** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.