



Asking Price: £475,000

### Industrial Unit

Primwell Court  
Tibshelf Business Park  
Sawpit Lane Industrial Estate  
Tibshelf DE55 5NH

### OVERVIEW

For sale by private treaty, a detached steel portal frame industrial unit with brick and corrugated sheet elevations.

The unit was previously occupied by a food processing business and fitted with cold stores. At each end of the unit there is a roller shutter loading door.

To the ground floor at the front of the unit is a reception area, with stairs up to the first floor offices and stores. The main office is beyond the reception area, off the corridor leading to the main warehouse section. Some of the offices are air-conditioned.

There is a good size yard area as you enter the site, and car parking to the front and far side of the unit.

Primwell Court is located within the Tibshelf Business Park, which itself is part of the larger Sawpit Lane Industrial Estate in Tibshelf

**For Sale by  
Private Treaty**

### Floor Area

Ground floor: 518.61 m<sup>2</sup> / 5,582 ft<sup>2</sup>  
Mezzanine: 139.12 m<sup>2</sup> / 1,497 ft<sup>2</sup>  
Total: 657.73 m<sup>2</sup> / 7,079 ft<sup>2</sup>

### Rateable Value

The property has a rateable value of £25,500 with effect from 1 April 2023

### EPC

To be confirmed once assessed.

### Tenure

Freehold

### VAT

To be confirmed.

### Services

We understand the property is connected to mains gas, electricity, water and drainage.

### Viewings

Please contact John Pye Property 0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

### FEATURES

- For Sale by Private Treaty
- Detached steel portal frame unit
- 2 x roller shutter loading doors
- Former food processing unit
- Fitted with cold stores
- Freehold
- Sold with vacant possession
- Offices and mezzanine level
- Approx. 0.35 acres of hard surfaced land
- Excellent car parking provision

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