John Pye
Property Auctions



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

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 m2 / 5,582 ft2
Mezzanine: 139.12 m2 / 1,497 ft2
Total: 657.73 m2 / 7,079 ft2

Rateable Value
£27,750 as at 1st April 2026

EPC
This property is rated within EPC band C and expires on 27 April 2026.
https://find-energy-certificate.service.gov.uk/energy-certificate/0240-5977-0356-9820-6084

Tenure
Freehoid

VAT
No VAT payable on the purchase price.

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

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