



COMMERCIAL PROPERTY PARTNERS

TO LET

Oughtibridge Mill Estate
Main Road, Oughtibridge
Sheffield
S35 0DN



Industrial Units & Open Storage

Size: Up To 200,000 sq ft & 20 acres

- Flexible Storage Options Available
- Existing Units ranging from 10,000 to 200,000 sq ft
- Secure & Surfaced Open Storage site available.

Location

The site is located with Oughtibridge fronting the main route of A6102 (Main Road). Oughtibridge stands approximately 5 miles north of Sheffield city centre and is a short distance from both Junctions 35 & 36 of the M1 Motorway.

Description

The site comprises a mix of both existing office and industrial units along with large sections of surfaced and open storage land. The site is a former mill dating to the Victorian times and comprises a mix of quality accommodation.

Accommodation

The accommodation provides the following gross internal floor area:

AREA	SQ FT (ACRES)	SQ M (H)
Open Storage	1 – 10 (a)	0.5 – 4 (h)
B19	82,912	7,702
B21	230,226	21,388
B20 – B29	23,000	2,123
Warehouse Space (Combined)	Up to 336,000	31,000

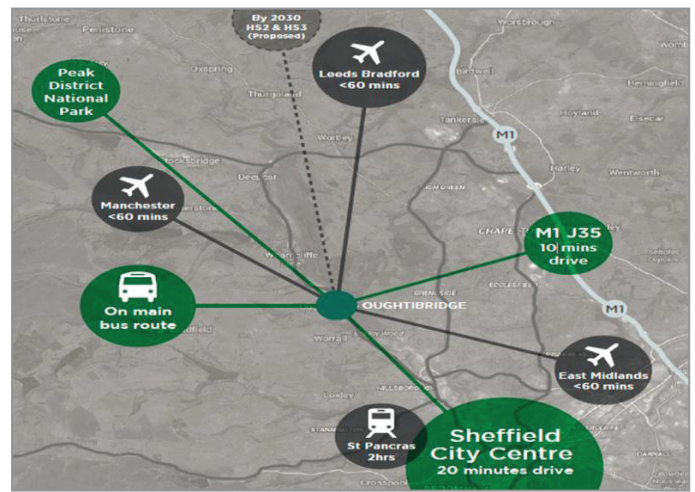
Terms

Flexible Terms to be agreed

Internal Accommodation From - £2 per sq ft
Open Storage - £20,000 pa per acre.

EPC Rating

Full EPC available on request.



Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Date of Particulars

December 2015

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



For more
information
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OUGHTIBRIDGE MILL ESTATE

MAIN ROAD, OUGHTIBRIDGE, SHEFFIELD, S35 0DN

**110.62 acre (44.77 hectare) occupier and development opportunity at the gateway to the Peak District
including c. 31,217 sq m (c. 350,000 sq ft) of warehousing, factory and office buildings**

www.oughtibridgemill.co.uk



**Suitable for a range of uses
including residential
and commercial
(subject to
planning)**

OUGHTIBRIDGE MILL ESTATE

The Oughtibridge Mill Estate represents a significant opportunity to acquire a major mixed use investment or development site in a picturesque setting. The Estate has redevelopment potential for a range of uses including residential, subject to statutory consents. The existing buildings may also be of interest to different industrial occupiers.

DESCRIPTION

The Estate, located at the gateway to the Peak District, is centred on a former paper mill dating back to Victorian times. It currently comprises a series of industrial buildings and offices, industrial land, grazing land, sports fields and woodland.

The Oughtibridge Mill plant is no longer economically viable and all paper production and processing activities have ceased. Pre-application discussions for a mixed-use scheme to include residential development have been received positively by Sheffield City Council.

The Estate comprises 12 sites located in the valley of the River Don. The river runs through the main site (Plot 8A) which accommodates the Mill and related industrial buildings. The other sites are located either side of the river, both north and south. There is one house included within the Estate on the Tinker Brook site (137 Main Road) which is vacant.

There is a total floor area of c. 31,217 sq m (c. 350,000 sq ft) (Gross Internal Area) of industrial, warehouse and office buildings located across the main site (Plot 8A).

AERIAL VIEW OF OUGHTIBRIDGE MILL, SET WITHIN THE LANDSCAPE OF THE PEAK DISTRICT	VIEW OF THE SPORTS FIELDS, PLOT 8D	AERIAL VIEW OF OUGHTIBRIDGE MILL, SET WITHIN THE LANDSCAPE OF THE PEAK DISTRICT	
LAND SURROUNDING TINKER BROOK, PLOT 6	AERIAL VIEW OF SURROUNDINGS INCLUDING THE RIVER DON	AERIAL VIEW OF INDUSTRIAL BUILDINGS ON MAIN SITE, PLOT 8A	
AERIAL VIEW OF SURROUNDINGS	AERIAL VIEW OF THE LAND TO THE EAST OF MAIN ROAD, PLOT 5	AERIAL VIEW OF THE GRAZING FIELDS, PLOT 8C	AERIAL VIEW OF THE GRAZING FIELDS, PLOT 8C
SERVICE YARD, PLOT 8A		AERIAL VIEW OF INDUSTRIAL BUILDINGS AND PARKING, PLOT 8A	

OUGHTIBRIDGE MILL ESTATE

Plot 8A: Main Site, Oughtibridge Size: 16.97 hectares, 41.93 acres

The land to east of the River Don falls within Barnsley Metropolitan Borough Council and the area to the west of the River Don falls within Sheffield City Council's administrative boundary. This plot is where the previously operational part of the Mill was focused. The buildings on the site consist of one large, turn of the century mill building, one brick built building, two large (linked) industrial buildings of metal construction and two smaller single storey office buildings. The site includes an area of land outside of SCA's demise which is highlighted on the plan.

The part of the site within the Sheffield boundary is designated an Industrial Employment Site and the part within the Barnsley boundary is designated Green Belt (notwithstanding this is occupied by a 349,827 sq ft (32,500 sq m) building and hard standing). It is believed that the plot has potential for continued business use or alternative uses, including residential and mixed use redevelopment, subject to planning.

The majority of the developable area falls within Flood Zone 2 and a small part in Zone 3 as identified by the Environment Agency. The site is partly affected by a Tree Preservation Order (TPO) which is highlighted yellow on the plan.

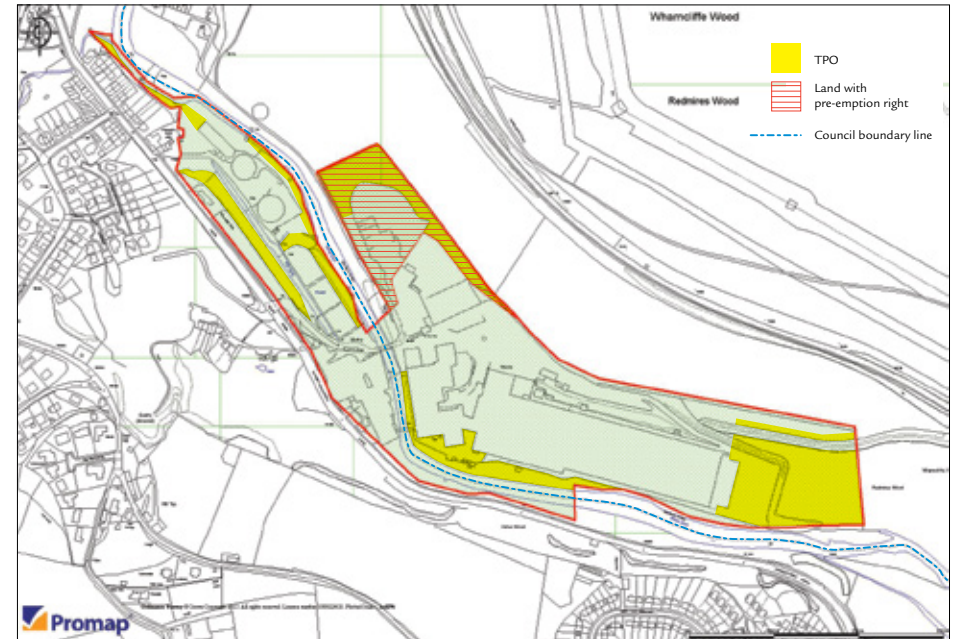
Rateable Value

Oughtibridge Mill and premises has a rateable value of £467,500 in the 2010 list. This includes the warehouse, factory space and offices. The rateable value may have reduced following the demolition of a number of buildings.

Plot Potential

In the short term, Plot 8A currently has potential to remain in its current industrial use with the main warehouse facility made operational.

Longer term, Planning Officers have identified this section of the Main Site to hold residential and mixed-use development potential anticipating a density of 30 to 40 homes per hectare.



AERIAL OF BUILDING B21 WAREHOUSE WITH CANOPY



AERIAL VIEW OF INDUSTRIAL BUILDINGS & PARKING (BUILDINGS B19, B20, B22 AND B23)



Existing Buildings

B19: Warehouse

A metal corrugated building with a brick / breezeblock base. The northern section has a flat roof and the remaining building has a slanted roof. Internally the building has a metal frame and the roof is open to the pitch.

B20: Warehouse Annex / Interlink Building

A brick building with a flat roof covered with roofing felt and PVC double glazed windows. A small metal framed and glass panelled skylight section is contained above the roof.

B21: Warehouse

A series of corrugated metal warehouses with a brick base and several shallow pitched corrugated metal roofs. Internally the roof is open to the pitch with skylights. At the eastern end is a single storey brick building with a flat roof and no internal loft void.

There is ground level loading with an canopy area. The eaves height is c.16ft (4.8m).

B22: Main Offices

A four storey reinforced concrete building with a partial brick fascia. This building has a flat roof and a metal framed and glass panelled wall to the southern end.

B23: Office and Canteen

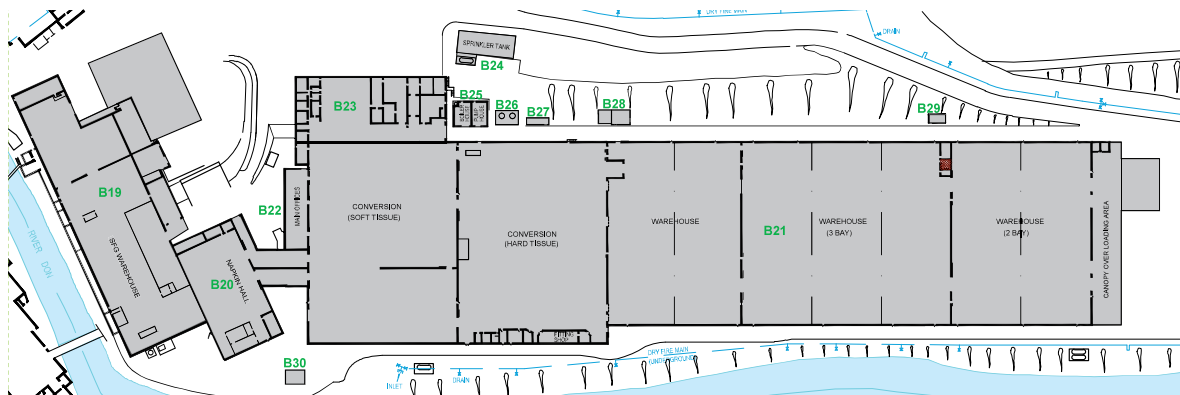
A brick built building with a flat roof.

B24 – B29: Various Outbuildings

Buildings include water tanks, oil store, boiler and pump house, switch room and toilet block.

B30: Outbuilding – now demolished.

There is 5.3 MVA power to the site



PLAN COURTESY OF WATERMAN GROUP

Summary of the Building Floor Areas

Building	Description	Floor	GIA sq m	GEA sq m	GIA sq ft	GEA sq ft
B19	Factory	GF/LG	1,031.20	1,069.09	11,099.84	11,507.68
	Warehouse	GF/LG	2,310.69	2,367.05	24,872.27	25,478.93
	Warehouse	GF/LG	161.12	170.56	1,734.30	1,835.91
	Warehouse	GF	885.94	922.09	9,536.26	9,925.38
	Switch Room/Ramp	GF	207.89	200.54	2,237.73	2,158.61
	Warehouse	GF	3,027.49	3,090.00	32,587.90	33,260.76
	Disused Control Room	1st	78.41	94.51	844.01	1,017.31
TOTAL			7,702.74	7,913.84	82,912.29	85,184.57
B20	Canteen Block	GF	723.13	761.46	7,783.77	8,196.36
		Roof	9.75	14.49	104.95	155.97
TOTAL			732.88	775.95	7,888.72	8,352.33
B21	Factory	GF	5,293.81		56,982.57	
	Factory/Warehouse	GF	4,216.42		45,385.54	
	Warehouse	GF	3,267.28		35,169.00	
	Warehouse	GF	8,529.67		91,813.37	
	Office	GF	18.36		197.63	
TOTAL			21,388.54	21,465.48	230,226.24	231,054.43
B22	Main Office Block	GF	234.73	369.67	2,526.63	3,979.13
		1st	162.98	348.02	1,754.32	3,746.09
		2nd	312.04	359.61	3,358.80	3,870.84
		3rd	312.04	359.61	3,358.80	3,870.84
		Roof	15.68	20.75	168.78	223.35
TOTAL			1,037.47	1,457.66	11,167.33	15,690.25
B22	Link bridge	2nd	17.05	25.26	183.53	271.90
	Link tunnel	GF	311.49	226.06	3,352.88	2,433.31
TOTAL			328.54	251.32	3,536.40	2,705.21
B23	Small Canteen	GF	32.86	32.93	353.71	354.46
	Additional Office	1st	38.34	39.57	412.69	425.93
TOTAL			71.20	72.50	766.40	769.63
B24-29	WC Block	GF	14.39	19.22	154.89	206.88
	Switch Room	GF	42.36	53.73	455.96	578.35
	Pump/Boiler House	GF	93.00	108.64	1,001.05	1,169.40
	Vehicle Washdown	GF	48.98	50.10	527.22	539.28
	Plant Rooms	Roof	30.31	35.37	326.26	380.72
	TOTAL			229.04	267.06	2,465.39
GRAND TOTAL			31,217.90	32,203.81	336,029.48	346,641.81
The following area is not included in total:						
	Loading bay/Canopy	GF	1,378.71	N/A	14,840.31	N/A

COMPLETED BY MEASURE ZONE, JULY 2014