

FOR SALE

Sale And Leaseback Investment Opportunity



INVESTMENT SUMMARY

- Located less than a mile from **Junction 31 of the M1**.
- The property comprises a detached industrial unit extending to **22,197 sq ft (2,062 sq m)**.
- The site extends to **1.02 acres**, reflecting a **site coverage of approximately 49.5%**.
- The property will be leased to **Carbonomics** for a **15-year term** upon completion of the sale, subject to a 10th year break option.
- The lease will be **contracted inside the Landlord & Tenant 1954 Act** and subject to a schedule of condition.
- The property will produce a total **passing rent of £155,379 per annum** reflecting **£7.00 per sq ft**.
- **Freehold**.



PROPOSAL

We are instructed to seek offers in excess of **£1,820,000 (One Million Eight Hundred and Twenty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 8.00%** and a **capital value of £82 psf**.

LOCATION

- 📍 The property is located in Aston, South Yorkshire, situated 6.9 miles to the south of Rotherham and 8.9 miles east of Sheffield.
- 🚗 The property is well-connected, located off the A57, just 1.5 miles from J31 of the M1.
- 🏭 The M1 corridor is an established industrial and logistics location with numerous areas of prime and modern industrial development including Sheffield Advanced Manufacturing Park, Markham Vale at J29A and South Normanton.



SITUATION

The property is accessed off Mansfield Road (A618), on the northern side of the A57.

The property is situated amongst a small area of mixed commercial, including secondary industrial accommodation, office and open storage/ truck parking. There are more traditional industrial estates in the vicinity including Vector Industrial Park on Waleswood Way.

To the north of the property, the wider surrounding area comprises residential use. Keepmoat are bringing forward a c. 190 housing development immediately to the west of the property. Gleeson are in for planning for further residential development on the land immediately to the east of the property.



DESCRIPTION

The property comprises a detached industrial unit with single storey office accommodation and staff welfare facilities to the front of the building. To the southern elevation is two extensions used for storage.

The office accommodation is currently undergoing full refurbishment including the following works; new carpets and paintwork, new ceiling tiles and LED lighting, and addition of a further two small offices.

The building is of steel portal frame with metal clad external walls. It was originally constructed in the 1970s and underwent external refurbishment in 2009. Internally, the warehouse accommodation is arranged over solid concrete flooring and has an eaves height of approximately 5.6m.

There are two ground level loading doors to the side elevation. Externally, the site is bound by palisade fencing with access to the yard and staff car park provided via secure gates. There is additional visitor car parking to the side elevation of the building.

The total site area is 1.02 acres, reflecting site coverage of approximately 49.5%.

ACCOMODATION

The property was measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following Gross Internal Areas:

Accommodation	Sq ft	Sq m
Warehouse	17,522	1,628
Office	4,675	434
TOTAL	22,197	2,062

TENURE

The freehold interest in the property is held under Title Number – SYK51414.



LEASEBACK SUMMARY

Lease Summary	
Tenant	Carbonomics (Company No: 03753779)
Lease Commencement	Upon completion of sale
Term	15 years
Break Option	Year 10
Rent (p.a)	£155,379
Rent (psf)	£7.00
Rent Review	Year 5 and Year 10 (Fixed increases compounded at 2% p.a)
Lease Structure	FRI (subject to a schedule of condition)
Security of Tenure	Inside Landlord & Tenant 1954 Act

COVENANT



Carbonomics is an industrial knives manufacturer for food processing and packaging industries worldwide. Established in 1999 and headquartered in Sheffield, the company extended its operations to California in 2016, serving customers across America and Canada.

As of October 2025, Carbonomics is now part of EDGE Industrial Technologies, a global leader in industrial cutting solutions, operating across North America, Europe and Asia. This acquisition enables expansion of the global customer base and greater accessibility to cutting edge products worldwide.

EDGE’s revenue is in excess of \$50,000,000 with full financial information available on request. Carbonomics has a Dun & Bradstreet rating of 2A1. Their latest financial information is summarised below:

	2025 (Budget)	2024	2023
Total Revenue	\$8,636,000	\$6,615,000	\$5,839,000
Gross Profit	\$4,110,000	\$2,526,000	\$2,511,000



PROPOSAL

We are instructed to seek offers in excess of **£1,820,000 (One Million Eight Hundred and Twenty Thousand Pounds)**, subject to contract and exclusive of VAT. A sale at this level reflects a **Net Initial Yield of 8.00%**, assuming standard purchaser's costs, and a **low capital value of £82 psf**.

EPC

The property has an EPC rating of C (66). A copy of the certificate is available upon request.

ANTI-MONEY LAUNDERING

To discharge its legal obligations, including under applicable anti-money laundering regulations, the Vendor and C&W will require certain information of the successful bidder. In submitting an offer, you agree to provide such information following agreement to the Heads of Terms.

LEGAL COSTS

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

VAT

The property is elected for VAT. The proposed transaction structure means the sale cannot be treated as a transfer of a going concern.

INSPECTIONS AND FURTHER INFORMATION

All inspections are to be arranged via the sole marketing agents:

ALICE GILMAN

07721 816459

ALICE.GILMAN@CUSHWAKE.COM

JAMES YATES

07983 586654

JAMES.YATES@CUSHWAKE.COM

The Misrepresentation Act 1967. Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.