



## Industrial/Warehouse Unit Size 11,281 sq ft (1,048 sq m)

- Access Close to the A61
- Modern unit with Quality Reception/office space
- Large Communal Yard Area

# Industrial/Warehouse Unit – To Let

## Size 11,281 sq ft (1,048 sq m)

### Location

The unit forms part of Broom Business Park at Chesterfield Trading Estate approximately 3 miles north of Chesterfield Town Centre and approximately 8 miles South of Sheffield Centre. The location is a short distance from the main arterial route of the A61 which links Sheffield & Chesterfield. The unit forms part of an established, popular and modern business park surrounded by similar land users.

### Description

The premises comprise a semidetached warehouse/industrial unit with integral office space. The unit has 1 ground level loading door, accessed off the large, shared parking/yard area. Additional access is via a personnel door leading to the reception/office section of the unit which extends to the first floor level.

### Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

	Sq M	Sq Ft
Ground Floor	766	8,248
First Floor	282	3,033
<b>Total</b>	<b>1,048</b>	<b>11,281</b>

### Legal Costs

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

### VAT

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

### Terms

FRI Terms quoting £62,000 pa.

### EPC Rating

This is available upon request.

**Business Rates** The property is designated as “Warehouse and Premises” with a rates payable of £25,200 based on a multiplier of 50.4p in £.



### Further Information

For further information please contact the below, or our joint agent Savills.

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### Date of Particulars

November 2020.

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

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