



New Build Modern Industrial Unit 1,216 Sq Ft (112.97 Sq M)

- Modern New Build Industrial/Business Units
- Well Located Units on Callywhite Lane
- Last Remaining Unit
- Secure shared yard area

New Build Modern Industrial Unit

1,216 Sq Ft (112.97 Sq M)

Location

The units are situated on Callywhite Lane in Dronfield. The location provides easy access to both Sheffield and Chesterfield as well as the motorway networks with the A61 leading to Junctions 29 and 30 of the M1. Dronfield is located with good transport links via the A61 and is a short distance south of Sheffield and north of Chesterfield town centre.

Description

The proposed development comprises 10 new build modern industrial/business units accessed via a central trunk road with shared yard areas.

The units benefit from the following specification:

- > Ground level loading door
- > Secure, shared yard/parking area
- > Disabled WC
- > 3 phase electricity supply
- > Glazed frontage
- > Eaves Height of Max. 6.8m
- > High speed internet
- > Potential to install mezzanine floors as part of fit out, subject to cost and terms

There is a detached hybrid office unit to the front of the estate which will benefit from its own secure yard area.

Accommodation

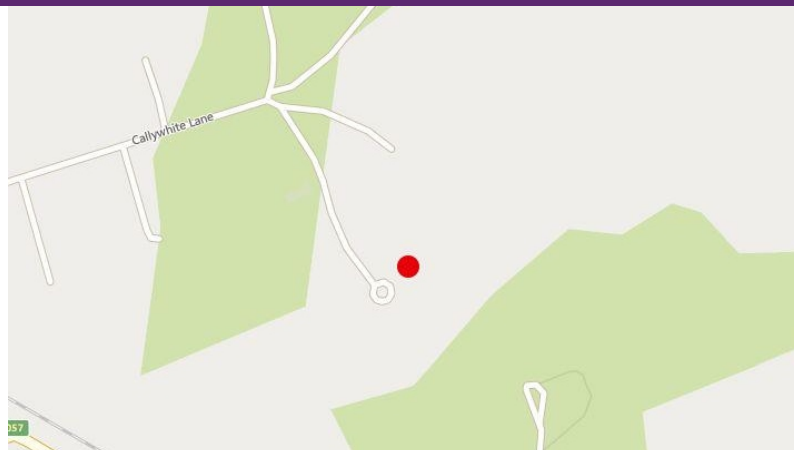
DESCRIPTION	SQ FT	SQ M
Unit 8	1,216	112.97
TOTAL	1,216 SQ FT	112.97 SQ M

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

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

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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March 2022



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