



## Modern Industrial Unit - To Let

4,595 Sq Ft (426.88 Sq M)

- Modern Unit
- Generous Yard
- Available Immediately

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## 4,595 Sq Ft (426.88 Sq M)

### Location

Broom Business Park is close to Chesterfield Town Centre (2 miles North) and approximately 10 miles South of Sheffield City Centre.

The property benefits from fantastic connectivity to the A61 Dronfield Bypass which is a short distance away.

The property is located on the established Chesterfield Trading Estate.

### Description

Modern industrial/warehouse unit in a popular and established location. Majority open, clear height unit. Steel portal framed unit, concrete floor and pitched profile clad roof with translucent roof lights.

3 phase power - 70kva.

generous external areas.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,595	426.88
<b>TOTAL</b>	<b>4,595 SQ FT</b>	<b>426.88 SQ M</b>

### Terms

FRI Terms Quoting £34,463 pa

### VAT

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

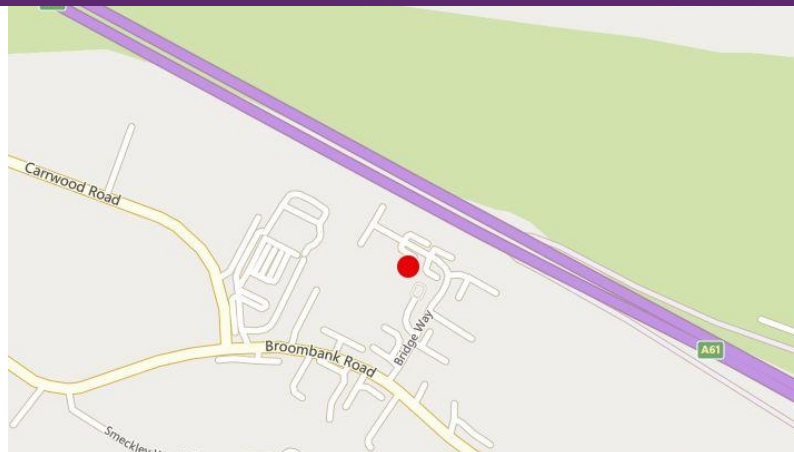
### Rateable Value

Factory & Premises with a Rateable Value of £19,500. Payable is £9,828 based on 50.4p in the £

### EPC Rating

EPC Available upon request

C - 52



### 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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