



High Bay Industrial/Warehouse Unit 22,776 Sq Ft (2,115.89 Sq M)

- 3 miles north of Chesterfield town centre
- 2x Roller Shutter Doors
- Large Secure Yard

High Bay Industrial/Warehouse Unit

22,776 Sq Ft (2,115.89 Sq M)

Location

The estate is approximately 3 miles north of Chesterfield town centre close to the main arterial route of the Dronfield By-Pass (A61). The unit is approximately 7 miles south of Sheffield city centre. The unit is also approximately 7 miles east of J30 of the M1 motorway and accessed by the main arterial routes of the A619 and A61.

Description

The premises comprises a steel portal frame unit with part brick/blockwork with profile clad elevations surmounted by a pitched and profile clad roof. The unit provides two roller shutter entrances and separate personnel entrance leading to the office/reception area.

Externally, the unit provides a large hardstanding and shared yard suitable for HGV circulation.

The accommodation benefits from the following:

- > Dedicated hardstanding yard areas
- > 2x Roller shutter entrances
- > Office/reception

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5-6	22,776	2,115.89
TOTAL	22,776 SQ FT	2,115.89 SQ M

Terms

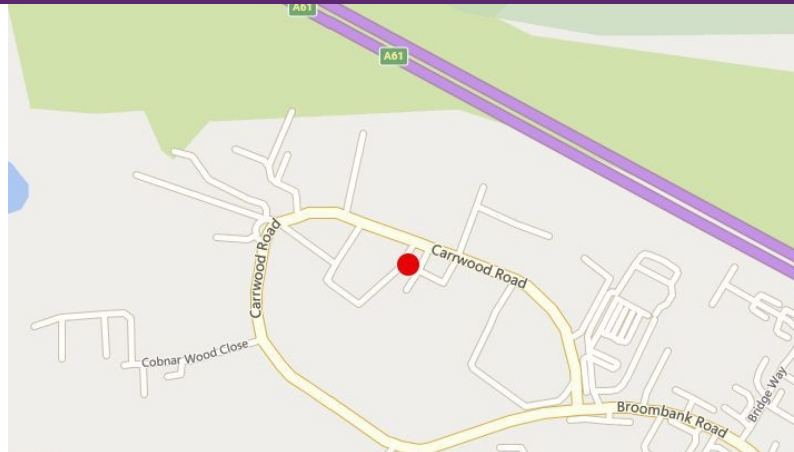
The premises are available to let by way of a new lease on terms to be agreed.

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 joint agents CPP or Knight Frank:

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