



Modern Trade Unit - To Let

5,019 Sq Ft (466.27 Sq M)

- 5.50m Eaves Hight
- Prominent & Established Location
- Modern High Quality Unit

Modern Trade Unit - To Let

5,019 Sq Ft (466.27 Sq M)

Location

The property is located within the established Bentley Business Park, Carrera Court in Dinnington. The premises fronts onto Church Lane which can be easily accessed via Todwick Road (B6463), which in turn provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South. The estate is a popular location for trade and commercial users with established occupiers including Screw Fix, Tan Delta & A. Cumberlidge Ltd.

The area has seen significant investment in recent times and an improvement in the access to Junction 31 of the M1.

Description

Carrera Court provides a modern industrial estate of high quality trade/business units. The subject property is a modern end of terrace unit of steel portal frame construction with profiled cladding elevations and roof. The property benefits from roller shutter door access and separate personnel access with the current layout providing separate integral office and WC facilities. The unit provides a number of dedicated spaces and prominence along Church Lane.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	5,019	466.27
TOTAL	5,019 SQ FT	466.27 SQ M

Terms

FRI Terms to be agreed.
Quoting £47,680 pa.

VAT

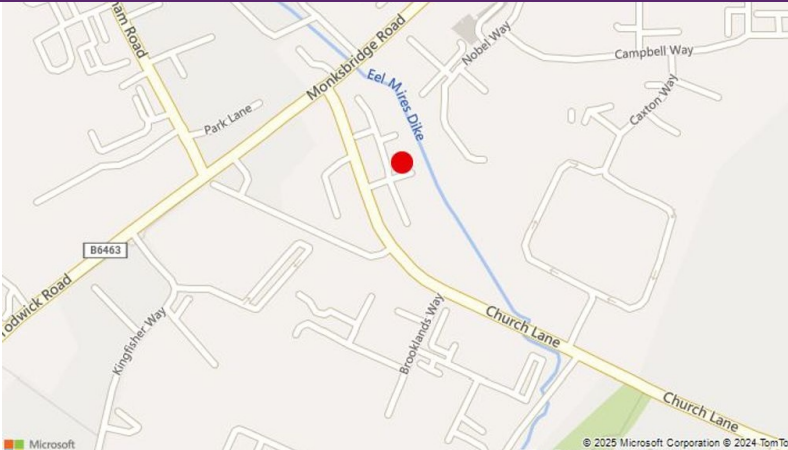
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Current RV £23,500
Payable is £12,831 based on 54.6p in the £.

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
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk

April 2025



0114 273 8857
www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.