



High bay Warehouse/Industrial Unit - To Let

630 - 19,587 Sq Ft (58.53 - 1,819.63 Sq M)

- Available Immediately
- 500m from Junction 29a M1
- 24-hour CCTV System
- 3 Phase electricity

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Location

M1 Commerce Park at Markham Vale, Chesterfield, Derbyshire is an excellently located business park which benefits from excellent motorway links being located adjacent to J29A of the M1. The site is less than 500m from Junction 29a of the M1 and provides visibility running parallel along the M1 Motorway stretch.

Description

M1 Commerce Park is strategically located at Junction 29A of the M1, offering a secure, self-contained industrial estate spanning 26 acres. The site features over 60 industrial units totaling 230,000 sq. ft., along with storage yards in various sizes. Tenants benefit from three-phase electricity, a 24-hour CCTV security system, painted walls and floors, LED lighting and roller shutter doors. Additionally, some units are equipped to accommodate cranes.

There are car parking spaces available with the industrial units. Precise number to be agreed.

UNITS AVAILABLE:

Unit 13A - 11,434 Sq Ft - £60,028.50 pa (£5.25sqft) - Service Charge £5969.73 pa - Insurance £ 1040.20 pa

Unit 24 - 2,557 Sq Ft - £17,900 pa (£7.00sqft) - Service Charge £1792.35 pa - Insurance £373.68 pa

Unit 61 - 1,500 Sq Ft - £15,000 pa (£10.00sqft) - Service Charge £597.45 - Insurance £189.82 pa

Unit 20 - 496 Sq Ft - POA - Service Charge £596.97 pa - Insurance £46.04 pa

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 13A	11,434	1,062.22
Unit 24	2,557	237.55
Unit 61	1,500	139.35
Unit 20	630	58.53
TOTAL	19,587 SQ FT	1,819.63 SQ M

Terms

A new lease on terms to be agreed.

VAT

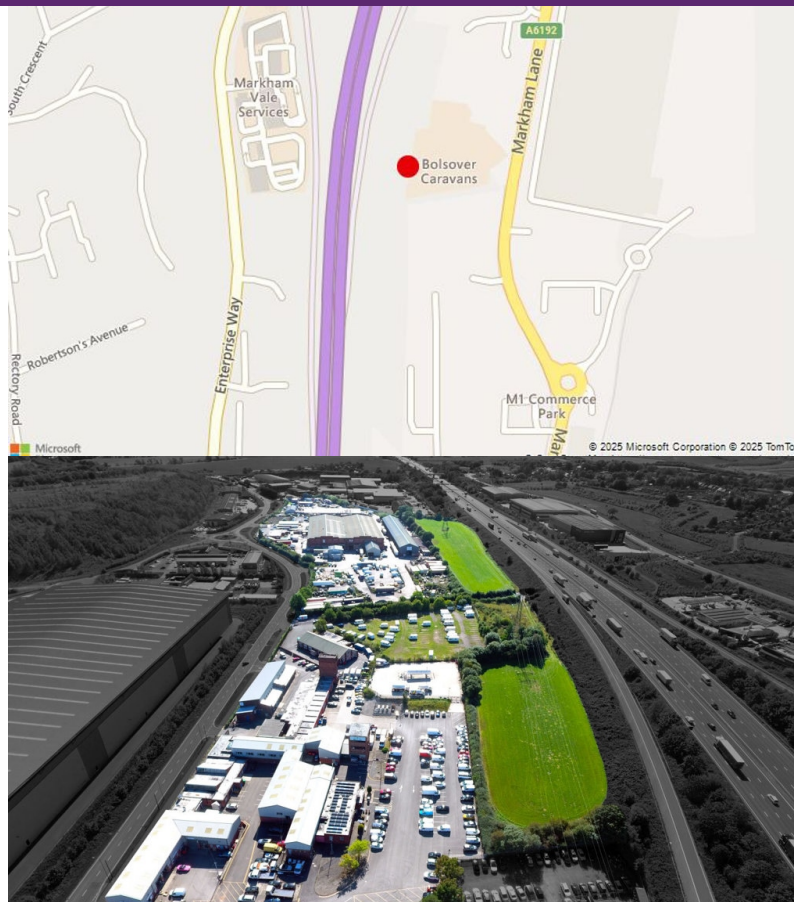
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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May 2025