



## Warehouse/Industrial Unit to Let

6,813 Sq Ft (632.93 Sq M)

- Modern detached industrial unit
- Available Immediately
- Excellent road links

# Warehouse/Industrial Unit to Let

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### Location

The subject premises forms part of the Church View Business Park, which is accessed immediately off Coney Green Road. The main arterial route of the A61 is situated within 1 mile to the West of the premises. Further afield J29 of the M1 situated approximately 7 miles to the North East, accessed via A6175. The site is approximately 7 Km south of Chesterfield Town Centre and approximately 17 miles south of Sheffield centre.

### Description

The property provides a modern high quality detached industrial unit of brick/blockwork and profile clad elevations, surmounted by a single story pitched profile roof. Internally the unit provides a cleared unit with services. Access is via a roller shutter entrance and an additional personnel entrance. The unit has been used as additional storage with the ability to create office/reception & WC as required.

Externally, the unit forms part of the wider estate which is a communal business park with shared access and security.

### Accommodation

| DESCRIPTION | SQ FT       | SQ M        |
|-------------|-------------|-------------|
| Unit 5      | 6,697       | 622.15      |
| TOTAL       | 6,813 SQ FT | 632.93 SQ M |

### Terms

FRI Terms to be agreed.  
Quoting £50,000 pa.

### VAT

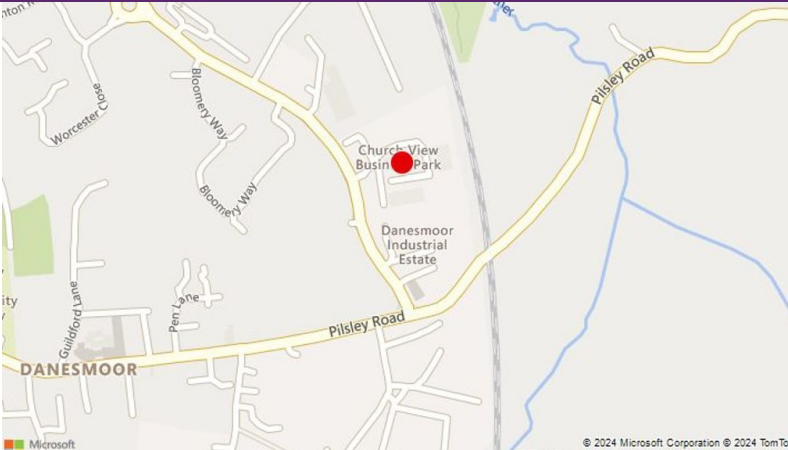
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The unit is assessed as part of a larger shared facility. The estimation will be a Rateable Value of c. £24,750 and payable of £13,959 pa. Tenants are to satisfy themselves with regards to the Rateable Value and the above is a guide only.

### 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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