



## Modern Unit with Cranes

10,535 Sq Ft (978.7 Sq M)

- HQ Style Facility
- Detached Unit
- Prominent Along Callywhite Lane

# Modern Unit with Cranes

## 10,535 Sq Ft (978.7 Sq M)

### Location

The property is located on Callywhite Lane forming part of the established Dronfield Industrial Estate. The estate is easily accessible from Chesterfield Road (B6057), which in turn provides access to the busy main arterial route of the A61. Sheffield City Centre is approximately 7 miles to the north, Chesterfield town centre (5 miles) and Junction 29 of the M1 motorway (8.5 miles) to the south / south east respectively. The surrounding area is home to a variety of occupiers and is popular with commercial uses.

### Description

The subject premises provide a well positioned detached unit fronting the popular Callywhite Lane in Dronfield. The unit has been extended and refurbished over time to provide a quality HQ building with a double bay and associated 2 story offices.

Internally the unit provides multiple cranes & loading doors, with 2 x 10t cranes. Additional access is provided leading to the high quality 2 story office and reception area. The property provides direct frontage to Callywhite Lane which leads from the parking/yard area.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	8,943	830.8
Offices	1,592	147.9
TOTAL	10,535 SQ FT	978.7 SQ M

### Terms

FRI Terms to be agreed - quoting £73,745 pa (£7 per sq ft).

### VAT

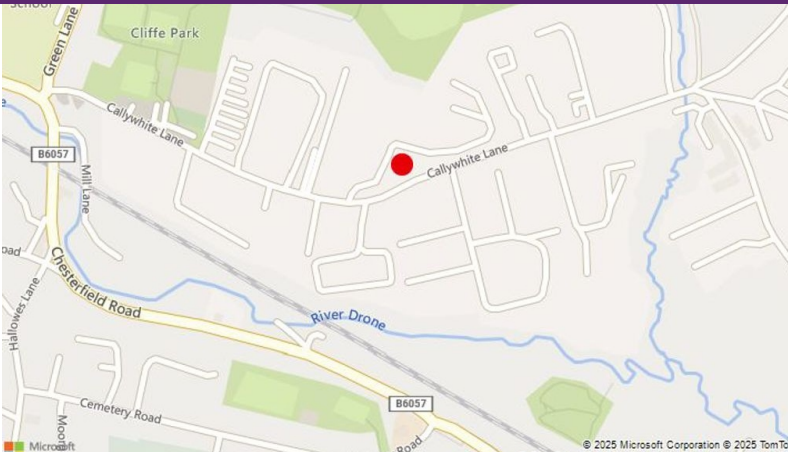
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Current RV of £48,000 with a payable figure of £26,208 based on a UBR of 54.6 p 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  
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July 2025



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