



Refurbished Unit To Let

16,108 Sq Ft (1,496.43 Sq M)

- Detached Unit
- Secure Yard
- Strong Motorway Links

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Location

The property is situated on Carlisle Close, a well-established industrial estate off Sheffield Road, accessed directly from the Dronfield Bypass (A61). It lies approximately 3 miles north of Chesterfield town centre and 10 miles south of Sheffield city centre. Road connectivity is strong with convenient links to the M1 motorway via Junctions 29, 29a, and 30, all within a short distance.

Description

The property comprises a newly refurbished warehouse with predominantly open-plan accommodation at ground floor level, together with first floor ancillary space providing offices, meeting rooms, kitchen facilities and WC's. The warehouse offers an eaves height of 6.1m, rising to 7.2m at the apex. Two electric roller shutter doors are positioned at either end of the unit to facilitate efficient access and circulation. Externally, the premises benefit from a secure gated yard, designated loading areas, and staff and customer car parking to the front of the site.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	10,845	1,007.5
First floor	4,574	424.92
External Store	689	64.01
TOTAL	16,108 SQ FT	1,496.43 SQ M

Terms

FRI Terms to be agreed. Quoting £120,000 + VAT pa.

VAT

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

Rateable Value

The VOA have the current rateable value for the premises is £52,000. Payable based on the current UBR of 54.6 pence to the pound is £28,392

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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September 2025



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