



High Quality Detached Industrial/Trade Unit 6,482 Sq Ft (602.18 Sq M)

- Detached Portal Frame Unit with Excellent Profile
- 5.5m internal eaves height
- Office & Welfare Accommodation
- Level Access Loading

High Quality Detached Industrial/Trade Unit

6,482 Sq Ft (602.18 Sq M)

Location

The property is located on Park Road forming part of the successful Holmewood Industrial Estate positioned within a short drive to J29 of the M1 South East of Chesterfield. The property benefits from an excellent roadside profile in amongst a mix of regional and national businesses.

Description

The property comprises a detached industrial warehouse building of steel portal framed construction with a mix of brick and blockwork elevations surmounted by an insulated profile cladding to eaves. The roof is pitched to a single apex.

The unit features a full height workshop and two-storey office and welfare block integral to the property. Externally a concrete surfaced yard services the building with dedicated parking bays.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,382	499.99
First Floor	1,100	102.19
TOTAL	6,482 SQ FT	602.18 SQ M

Terms

The premises are available To Let by way of a new FRI lease upon terms to be agreed. Quoting Rent of £55,000 per annum exclusive.

VAT

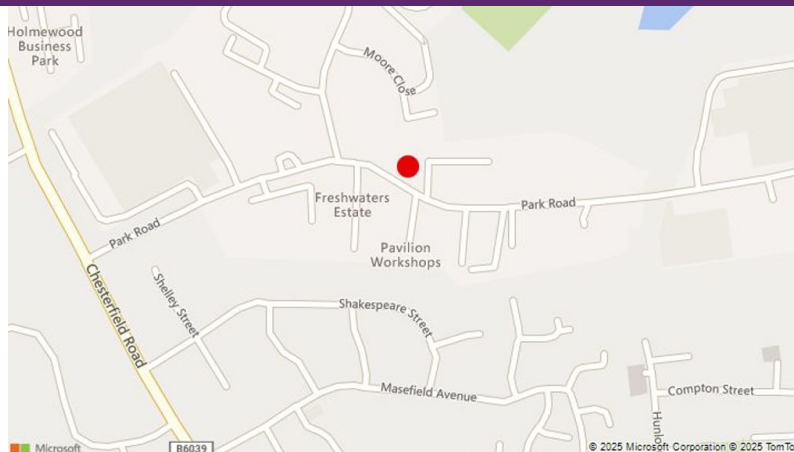
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Workshop & Premises - RV £26,750

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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