



TO LET - Industrial Opportunity 12,717 Sq Ft (1,181.41 Sq M)

- Detached Industrial Warehouse
- Four Electrical Ground Level Roller Shutter Doors
- Secure Yard with 10 Parking Spaces

TO LET - Industrial Opportunity

12,717 Sq Ft (1,181.41 Sq M)

Location

Units 3-6 Carrwood Industrial Estate is located approximately 3 miles north of Chesterfield town centre. The property is accessed via Carrwood Road which provides access to Broombank Road and the A61 respectively.

Access to the national motorway network is approximately 7 miles to the east via J30 / J31 of the Motorway.

Description

Units 3-6 Carrwood Industrial Estate comprises a detached industrial warehouse benefitting from a secured concrete service yard with full height fencing.

The unit is developed with brick and profile metal clad elevations consisting of four electrical ground level roller shutter doors.

- > 5.2m Eaves Height
- > Four Electrical Ground Level Roller Shutters
- > Side Elevation Loading
- > 10 Parking Spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	12,717	1,181.41
TOTAL	12,717 SQ FT	1,181.41 SQ M

Terms

FRI Terms to be agreed.

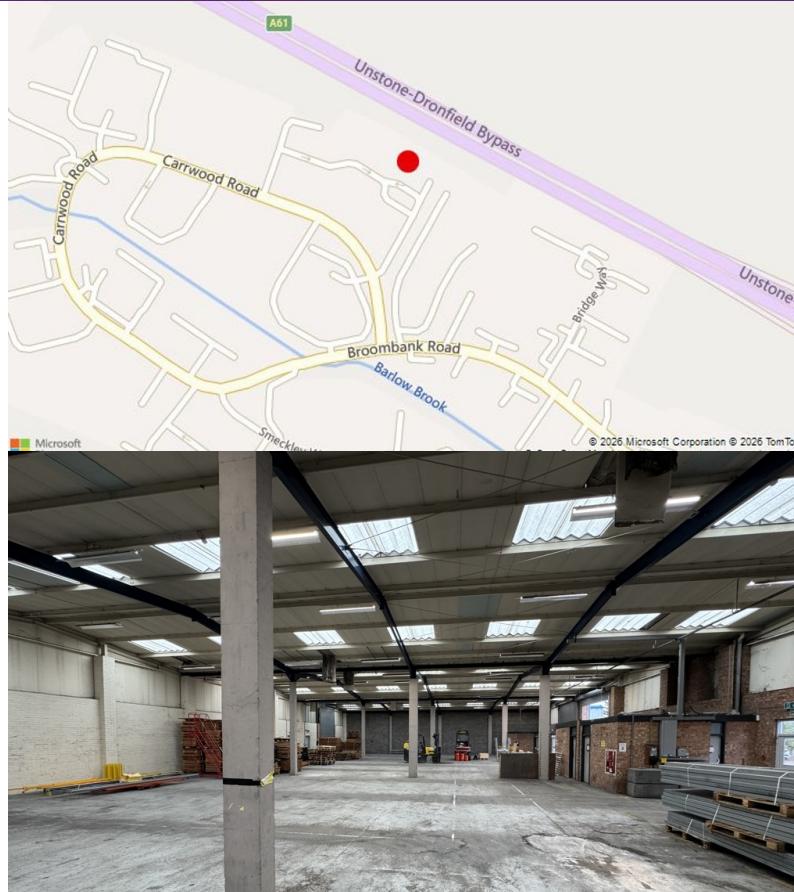
Price on Application

VAT

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

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

Will Rowe

T: 0114 270 9160

T: 0114 2738857

M: 07711 319 339

M: 07709 281 377

E: ed@cpp.uk

E: will@cpp.uk

January 2026