



Modern Unit in Prime Commercial Location 9,217 Sq Ft (856.26 Sq M)

- Level Access Loading
- LED Lighting
- 1.4 Miles to A61 (4 Minute Drive)
- Available Q3 2026 (earlier entry may be negotiable)

Modern Unit in Prime Commercial Location

9,217 Sq Ft (856.26 Sq M)

Location

The subject premises forms part of the Railway View Business Park, which is accessed 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 4.4 miles to the North East, accessed via A6175. The site is approximately 7 miles south of Chesterfield Town Centre and approximately 17 miles south of Sheffield centre.

Local Occupiers include Wera Tools, ATB and RSL.

Description

The property comprises a modern, high quality semi detached warehouse unit of steel portal frame construction, incorporating brick and blockwork to the lower elevations with steel profile cladding to the eaves. The building has a pitched roof benefitting from translucent light panels. Available for occupation Q3 2026 (earlier entry may be negotiable).

Property Key Features:

- Internal Eaves 7.17m
- LED lighting
- Level Access Roller shutter door
- WC
- Allocated Parking

Externally, the unit forms part of a wider communal business park, the site is secure and benefits from an automated gate.

Accommodation

| DESCRIPTION | SQ FT | SQ M |
|--------------|--------------------|--------------------|
| Unit 2B | 9,217 | 856.26 |
| TOTAL | 9,217 SQ FT | 856.26 SQ M |

Terms

The premises are available by way of a new sublease with expiry no later than December 2031. New sublease to be on a full repairing and insuring basis on terms to be agreed.

VAT

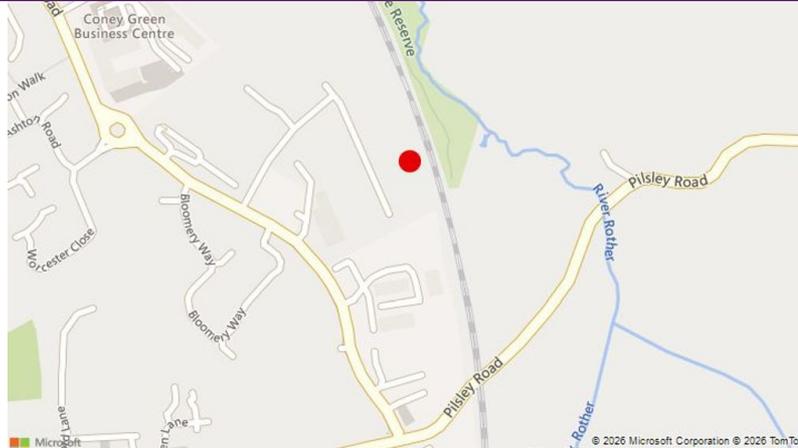
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

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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February 2026



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