



TO LET - Industrial Unit 4,896 Sq Ft (454.84 Sq M)

- Dedicated Yard
- Close to M1 Motorway J29 & J30
- Three-Phase Power
- Electric Roller Shutter Door

TO LET - Industrial Unit

4,896 Sq Ft (454.84 Sq M)

Location

The unit forms part of Carrwood Road Industrial Estate, fronting Carrwood Road an established industrial area of Chesterfield. The location provides convenient access to the A61 Dronfield Bypass, and is a short distance from Junctions 29 & 30 of the M1 Motorway.

Chesterfield town centre lies approximately 5km to the south, and Sheffield city centre approximately 10km to the north. The surrounding area is characterised by a mix of industrial, trade, and warehouse occupiers, making it a well-positioned and practical base for a variety of business uses.

Description

The unit comprises a modern industrial unit of steel portal frame construction, incorporating brick blockwork and profile clad elevations beneath a single-pitch roof. The property benefits from concrete flooring throughout, 4.77 metre eaves, and is accessed via a full-height roller shutter door.

An office block is situated at the front of the unit, alongside kitchen and WC facilities. Externally, the unit features a front-loading yard with dedicated parking provision.

The previous tenant is in the process of refurbishment works and with this in mind the unit is market facing and ready for occupation immediately.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,403	409.04
Office	493	45.8
TOTAL	4,896 SQ FT	454.84 SQ M

Terms

New FRI lease terms to be agreed.

VAT

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

Rateable Value

Rateable Value available upon request

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
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May 2026