



COMMERCIAL PROPERTY PARTNERS

To Let

M1 Commerce Park, Markham Lane

Markham Vale

Chesterfield

S44 5HS



Line drawn is  
approximate

## Detached Unit To Let 6,795 Sq Ft (631.26 Sq M)

- Self-contained private yard
- 500m from Junction 29a M1
- Suitable for a variety of uses

# Detached Unit To Let

## 6,795 Sq Ft (631.26 Sq M)

### Location

M1 Commerce Park at Markham Vale, Chesterfield, Derbyshire is an excellently located business park which benefits from excellent motorway links being located adjacent to J29A of the M1. The site is less than 500m from Junction 29a of the M1 and provides visibility running parallel along the M1 Motorway stretch.

### Description

M1 Commerce Park is strategically located at Junction 29A of the M1, offering a secure, self-contained industrial estate spanning 26 acres. The site features over 60 industrial units totaling 230,000 sq. ft, along with storage yards in various sizes. Tenants benefit from three-phase electricity, a 24-hour CCTV security system, painted walls and floors, LED lighting and roller shutter doors. Additionally, some units are equipped to accommodate cranes.

There are car parking spaces available with the industrial units. Precise number to be agreed.

Unit 50 Available immediately

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 50	6,795	631.26
<b>TOTAL</b>	<b>6,795 SQ FT</b>	<b>631.26 SQ M</b>

### Terms

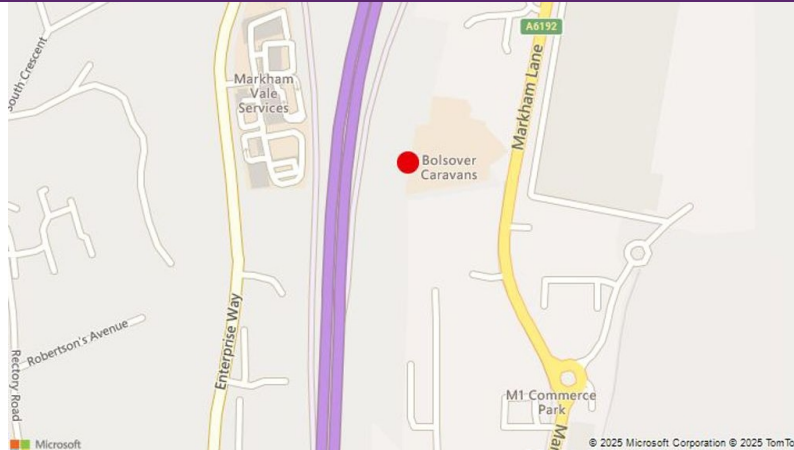
A new lease on terms to be agreed.  
Quoting £44,168 + VAT per annum.

### 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  
Will Rowe  
T: 0114 2738857  
M: 07709 281 377  
E: [will@cpp.uk](mailto:will@cpp.uk)  
Mr Ed Norris MRICS  
T: 0114 270 9160  
M: 07711 319 339  
E: [ed@cpp.uk](mailto:ed@cpp.uk)

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