

Sheepbridge Works

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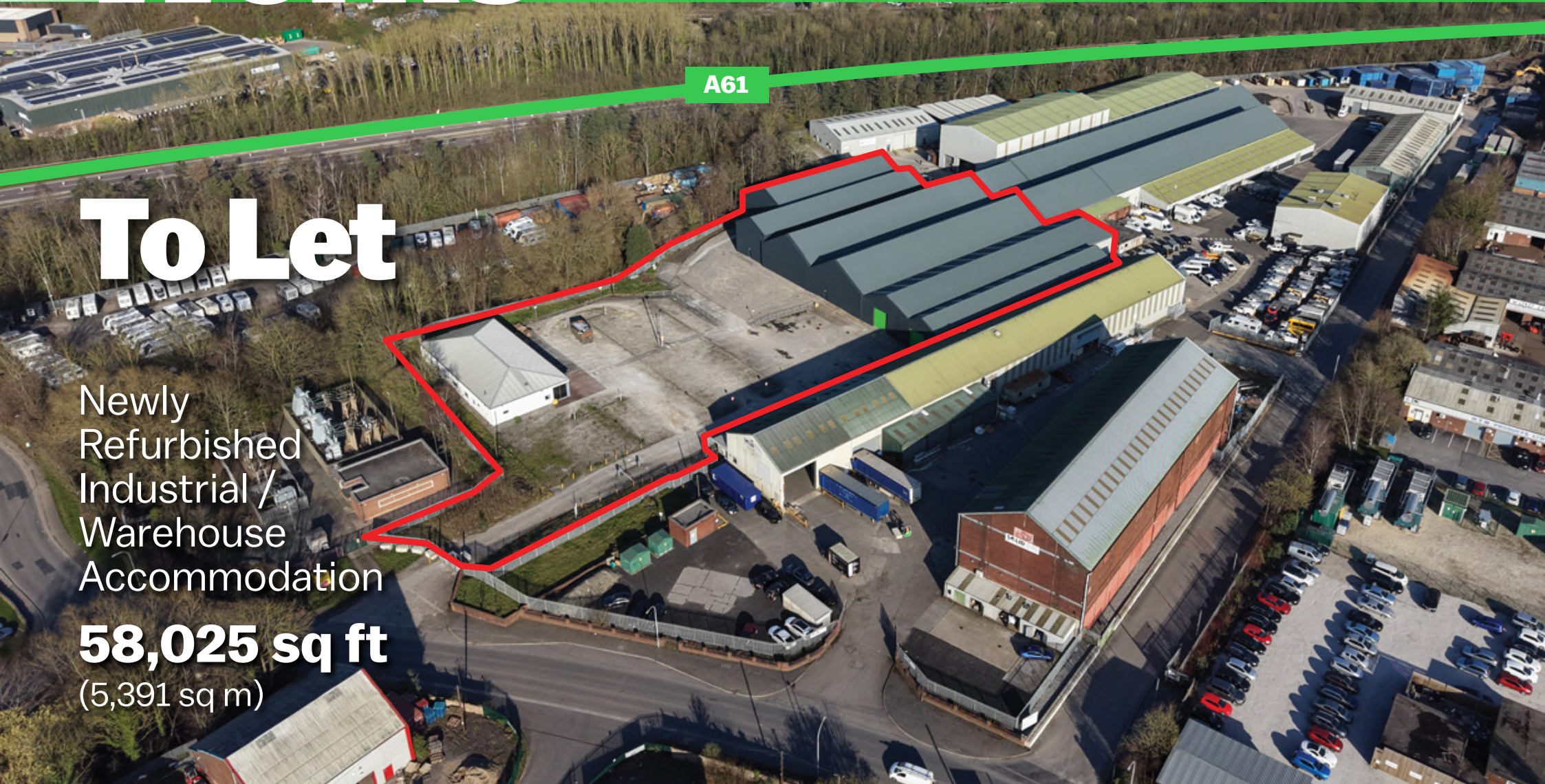
Sheepbridge Lane
Chesterfield S41 9RX

A61

To Let

Newly
Refurbished
Industrial /
Warehouse
Accommodation

58,025 sq ft
(5,391 sq m)





Sheepbridge Works

Description

The property comprises a fully refurbished industrial / warehouse building with modern detached office block, set within a substantial self-contained and secure site benefitting from extensive employee car parking and large yard / loading areas.

The warehouse accommodation benefits from a reinforced concrete floor, modern PIR sensor-controlled LED lighting and 2 ground level roller shutter loading doors, with newly constructed staff welfare facilities including wc's, shower facilities and breakout space.

A significant power supply is available, making the unit suitable for a wide range of manufacturing, production and distribution uses.

In addition to the main warehouse, the property includes a detached office building offering high-quality accommodation arranged across a combination of cellular and open-plan offices, together with dedicated welfare and breakout facilities.

Externally, the property is set within a secure and self-contained site providing ample space for HGV access, vehicle circulation, external storage and servicing and staff parking.

Specification

The property benefits from the following features:



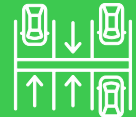
LED lighting throughout



2 Ground level loading doors



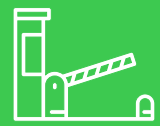
Good sized loading areas



Car parking



Modern detached office block



The estate benefits from secure gated access



Clear Working Height 5.0m - 7.5m



750 KvA incoming power supply
(ability to upgrade)



Brand new warehouse welfare and changing facilities

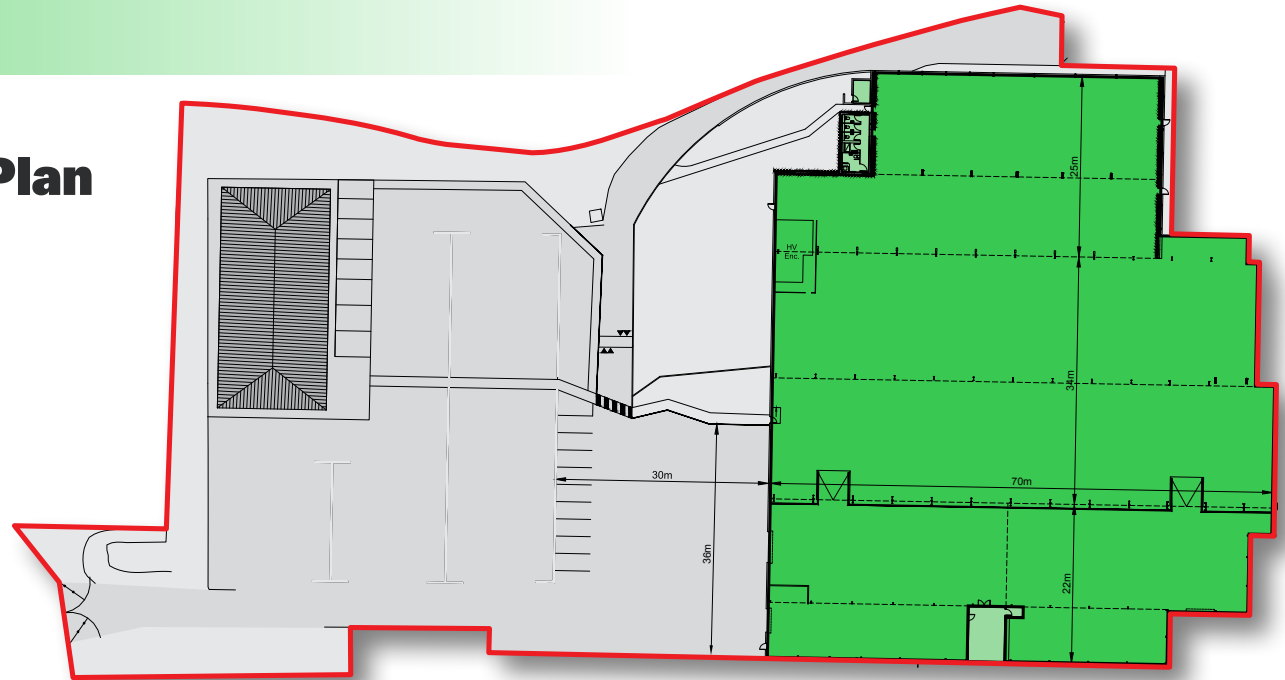


Solar array installed roof

Sheepbridge Works

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Site Plan



Accommodation

We understand that the building provides a Gross Internal Area (GIA) of:

Area	sq ft	sq m
Warehouse	53,337	4,955
Office	4,688	436
Total	58,025	5,391





Location

The available accommodation within Sheepbridge Works fronts directly on to Sheepbridge Lane which provides direct access to the Chesterfield - Dronfield Bypass (A61). Chesterfield town centre is situated approximately 2 miles to the south and as such the estate benefits from good motorway links. The M1 Motorway is accessible to the north via A619 at J30 and to the south via A617 at J29, approximately 10 and 8.5 miles away respectively.

Sheepbridge is one of Chesterfield's principal industrial areas and is an established commercial location. The area is home to a variety of business uses from traditional industrial and warehousing occupiers to trade, offices and showrooms. The immediate area boasts a number of established occupiers including Peak Oils, Superior Spas, Inspirepac and GCL Products.



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VAT

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

Legal Costs

Each party is responsible for their own costs incurred in any transaction.

Business Rates

Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

AML

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

All Enquiries

For additional information or to arrange an inspection please contact the agents.



Terms

The accommodation is available to let by way of new occupational leases on terms to be agreed. Rent on application.

EPCs

Available on request.

Ed Norris
M: 07711 319339
ed@cpp.uk

Will Rowe
M: 07709 281377
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Harry Orwin-Allen
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