



TO LET Industrial / Trade Counter / Showroom unit 428 - 28,011 Sq Ft (39.76 - 2,602.22 Sq M)

- UNDER REFURBISHMENT
- Roller Door Access
- Dedicated Parking

TO LET Industrial / Trade Counter / Showroom unit

428 - 28,011 Sq Ft (39.76 - 2,602.22 Sq M)

Location

Located on Pottery Lane West, Chesterfield, this prime commercial unit offers a well-connected and high-visibility location. Situated in a thriving commercial and industrial area, the property benefits from easy access to major transport routes, including the A61 and M1 motorway, ensuring seamless connectivity to Chesterfield town centre, Sheffield, and beyond.

Description

The building primarily features a steel portal frame with clad construction and a sawtooth pitched roof. It is divided into two main sections: a glass-fronted showroom with an internal office facing Pottery Lane West, and a workshop/warehouse at the rear, accessible via large roller doors or through the showroom. Additional office space is situated along the side of the workshop. The property also includes a private front yard and a shared rear yard, offering ample parking and convenient access for HGVs.

The unit can be taken as a whole, or split into smaller units.

Accommodation

DESCRIPTION	SQ FT	SQ M
Showroom + Store Rooms	10,467	972.38
Workshop 1	4,725	438.95
Workshop 2	10,167	944.51
Rear Unit	2,224	206.61
Unit 3	428	39.76
TOTAL	28,011 SQ FT	2,602.22 SQ M

Terms

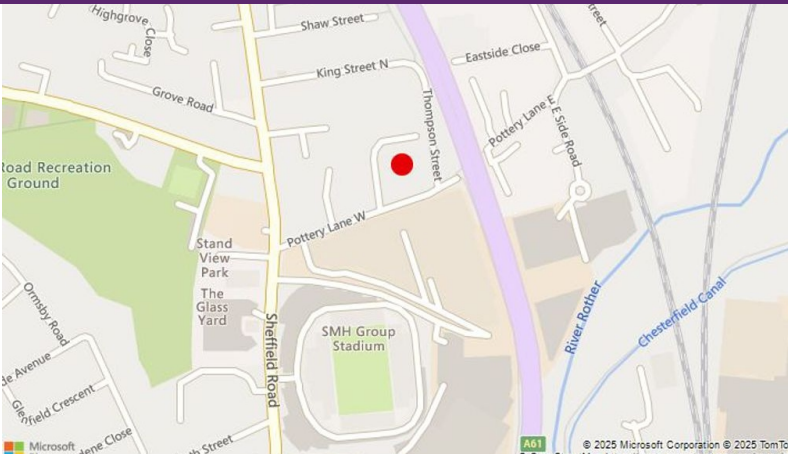
New FRI Lease Terms to be agreed.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

June 2026



COMMERCIAL PROPERTY PARTNERS

0114 273 8857

www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.