



Industrial Unit To Let 8,328 Sq Ft (773.67 Sq M)

- Recently Refurbished Unit
- Three Phase Supply
- Close to J29 & J30 of M1 Motorway
- Secure Yard

Industrial Unit To Let

8,328 Sq Ft (773.67 Sq M)

Location

The property is located on Callywhite Lane forming part of the established Dronfield Industrial Estate. The estate is easily accessible from Chesterfield Road (B6057), which in turn provides access to the busy main arterial route of the A61. Sheffield City Centre is approximately 7 miles to the north, Chesterfield town centre (5 miles) and Junction 29 of the M1 motorway (8.5 miles) to the south / south east respectively. The surrounding area is home to a variety of occupiers and is popular with commercial uses.

Description

The property comprises a recently refurbished, modern steel portal frame industrial unit beneath a single-pitched roof, offering warehouse accommodation with a minimum eaves height of approximately 5.6m. The warehouse benefits from a concrete floor, gable-end loading access, and an internal welfare block.

A two-storey office block provides office and welfare accommodation, with separate pedestrian entrances directly into both the office and warehouse areas.

Externally, the property includes a secure yard suitable for loading, parking, and external storage, making the unit well suited to a range of industrial, warehouse, and distribution occupiers.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,786	630.42
Ground Floor Office	771	71.63
First Floor Office	771	71.63
TOTAL	8,328 SQ FT	773.67 SQ M

Terms

New FRI lease terms to be agreed - Quoting £66,625 + VAT per annum

VAT

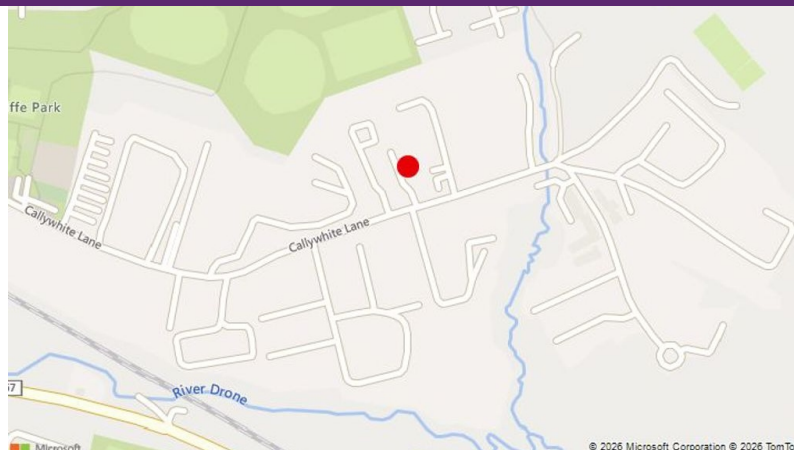
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA currently have the property assessed at £28,500. Using the small business multiplier of 0.432, £12,312 would be payable.

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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