



Industrial Units To Let

5,340 - 10,919 Sq Ft (496.09 - 1,014.38 Sq M)

- Full Refurbishment Underway
- Two storey Office / Trade Counter
- Close to J29 & J30 of M1 Motorway
- New Roofs & Cladding

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Location

The site forms part of the Carrwood Road Industrial Estate in Chesterfield. The estate is well located and fronts Carrwood Road approximately 5km north of Chesterfield town centre and 10km south of Sheffield city centre. The estate is a short distance from the main arterial route of the A61 (Dronfield Bypass) which links Chesterfield and Sheffield centres. The location has good links with the M1 motorway with easy access to Junctions 29 & 30. Carrwood is a popular and established industrial estate with a number of similar land users surrounding the units.

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction, with brick/blockwork and profile clad elevations beneath a single pitched roof. Internally, the unit benefits from a solid concrete floor and provides clear open warehouse accommodation.

Access to the warehouse is via a roller shutter loading door, with separate pedestrian access leading into a two-storey office and trade counter area. The office accommodation includes welfare facilities.

Externally, the unit benefits from use of a communal yard area, offering circulation space and on-site parking for occupiers and visitors.

Units 3 & 4 are neighbouring, and can be taken individually or combined (10,919 Sq Ft).

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	5,723	531.67
Unit 3	5,579	518.29
Unit 4	5,340	496.09
TOTAL	10,919 SQ FT	1,014.38 SQ M

Terms

New FRI lease terms to be agreed - Quoting £8 Per Sq Ft.

VAT

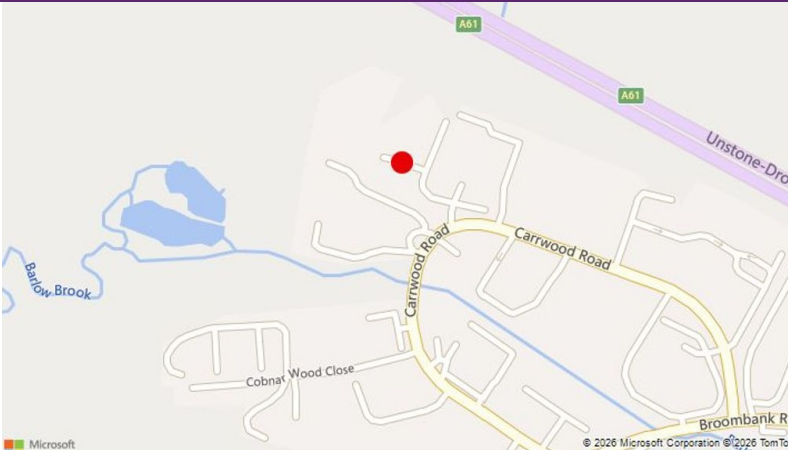
All figures are quoted exclusive of VAT at the prevailing rate.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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