



Modern Industrial Unit - To Let

4,606 Sq Ft (427.9 Sq M)

- 6 Metre Eaves
- Generous Yard
- 3-Phase Power 70 kVA
- Close to J29 & J30 of M1

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Broom Business Park is an established commercial location in Sheepbridge, Chesterfield, approximately 2 miles north of Chesterfield Town Centre and around 10 miles south of Sheffield City Centre.

The location benefits from strong road connectivity, with the A61 Dronfield Bypass located a short distance away, providing convenient access to Chesterfield, Sheffield and J29 & J30 of the M1 Motorway.

The property provides a modern industrial/warehouse unit of steel portal-framed construction with a concrete floor and pitched, profile-clad roof incorporating translucent roof lights.

Access is via a full-height up-and-over loading door or through glass fronted pedestrian doors. The unit benefits from a 3-phase power supply of 70 kVA and approx 6 metre eaves. Generous external areas provide excellent loading, parking and circulation space.

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,606	427.9
TOTAL	4,606 SQ FT	427.9 SQ M

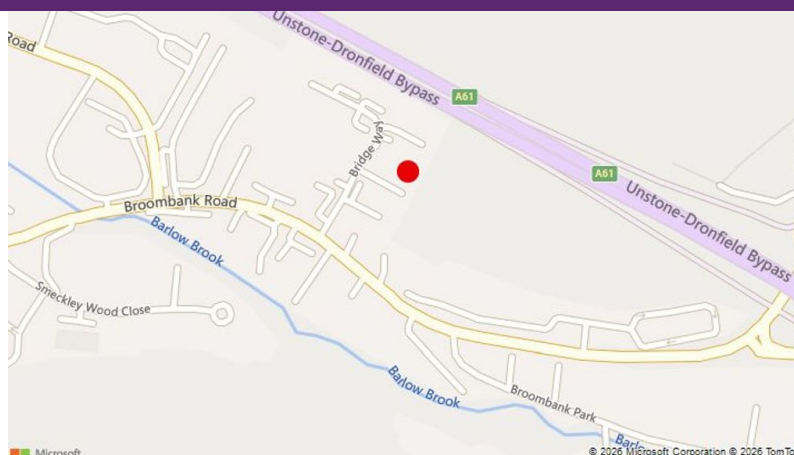
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TOTAL	4,606 SQ FT	427.9 SQ M

New FRI Lease Terms to be agreed.
Quoting £40,000 + VAT per annum.

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

The VOA has the current rateable value assessed as £26,250. Using the small business multiplier of 0.432, provides a rates payable of £11,340.

EPC - C 52



To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Each party to bare their own legal costs in the transaction.

For further information please contact the sole agents CPP
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