



Industrial Unit To Let

16,408 Sq Ft (1,524.3 Sq M)

- Secure Detached Unit
- Two Cranes 3.2t & 5t
- High Quality Two Storey Office
- Approx 30 Parking Spaces
- Close to M1 J29 & 30
- UNDERGOING FULL REFURBISHMENT

Industrial Unit To Let

16,408 Sq Ft (1,524.3 Sq M)

Location

Smekley Wood Close is situated within the established industrial and commercial area of Sheepbridge approximately 3 miles north of Chesterfield town centre and 10 miles south of Sheffield city centre. The location benefits from strong road connectivity, with the A61 Dronfield Bypass approximately 1 mile away, providing direct access towards Sheffield and Chesterfield. The M1 motorway is accessible, with Junctions 29 & 30 close by.

Description

The property comprises a newly refurbished, detached and self-contained industrial unit of steel portal frame construction, with a concrete floor throughout and single-pitched roof. The warehouse accommodation benefits from two overhead cranes with capacities of 3.2 and 5 tonnes, together with two ground-level loading doors.

A two-storey office block is incorporated within the unit, providing a range of office accommodation together with associated welfare facilities.

Externally, the property benefits from dedicated parking for approximately 30 cars, in addition to a secure yard area to the rear.

The unit can be split to provide two units measuring 8,949 Sq Ft and 7,396 Sq Ft.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	11,057	1,027.2
Office	4,157	386.19
Mezzanine	1,194	110.92
TOTAL	16,408 SQ FT	1,524.3 SQ M

Terms

New FRI Lease terms to be agreed.
Quoting £131,264 + VAT per annum.

VAT

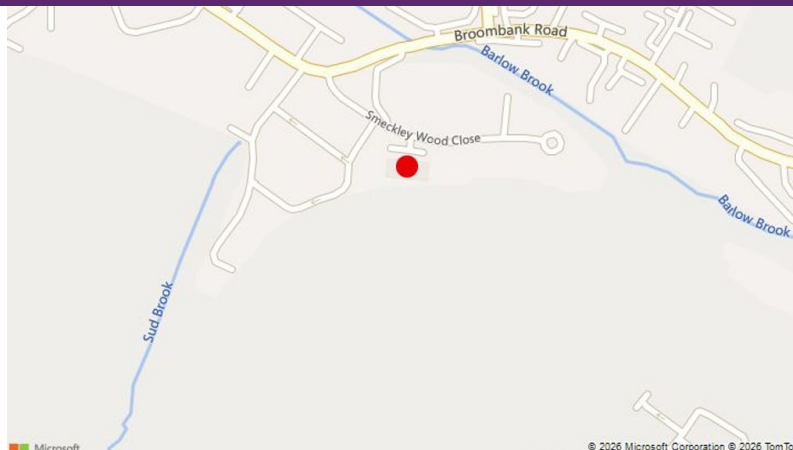
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA has the current rateable value assessed as £78,500. Using the standard multiplier of 0.48, provides a rates payable of £37,680.

EPC Rating

EPC - 57 C



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
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk

September 2026



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.