



Industrial Units To Let

7,396 - 8,949 Sq Ft (687.09 - 831.36 Sq M)

- High Quality Two Storey Office
- Craneage 3.2t & 5t
- Close to M1 J29 & 30
- UNDERGOING FULL REFURBISHMENT

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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 two newly refurbished, semi-detached industrial units of steel portal frame construction, with a concrete floor throughout and single-pitched roof. The warehouse accommodation benefits from overhead cranes with capacities of 3.2 and 5 tonnes, together with 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 and an additional secure yard to the rear.

The unit can be combined to provide one unit measuring 16,604 Sq Ft

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	8,949	831.36
Unit 2	7,396	687.09
TOTAL	8,949 SQ FT	831.36 SQ M

Terms

New FRI Lease terms to be agreed. Quoting:

Unit 1 - 8,949 Sq Ft - £76,067 + VAT pa

Unit 2 - 7,396 Sq Ft - £62,866 + VAT pa

Combined - 16,408 Sq Ft - £131,264 + VAT pa

VAT

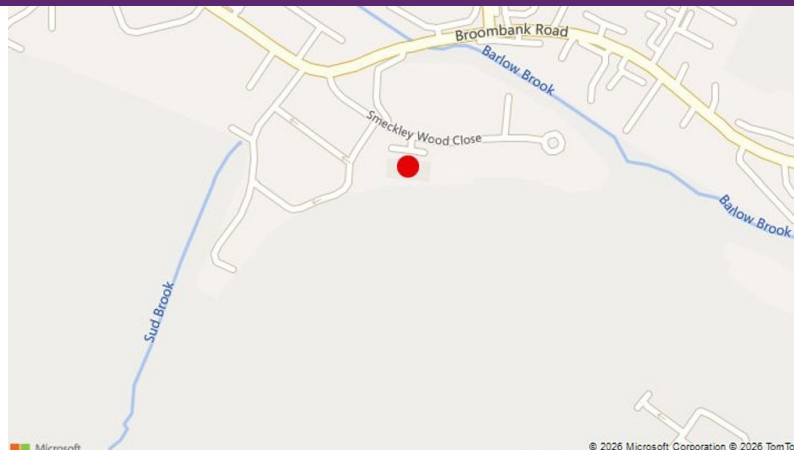
All figures are quoted exclusive of VAT at the prevailing rate.

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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