COMMERCIAL PROPERTY PARTNERS

To Let
Pottery Lane West, Whittington Moor
Chesterfield
S41 9BN

TO LET Industrial / Trade Counter / Showroom units

428 - 28,011 Sq Ft (39.76 - 2,602.22 Sq M)

- UNDER REFURBISHMENT
- Roller Door Access
- Dedicated Parking

www.cppartners.co.uk

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Location

Located on Pottery Lane West, Chesterfield, this prime commercial unit offers a well-connected and high-visibility location. Situated in a thriving commercial and industrial area, the property benefits from easy access to major transport routes, including the A61 and M1 motorway, ensuring seamless connectivity to Chesterfield town centre, Sheffield, and beyond.

Description

The building primarily features a steel portal frame with clad construction and a sawtooth pitched roof. It is divided into two main sections: a glass-fronted showroom with an internal office facing Pottery Lane West, and a workshop/warehouse at the rear, accessible via large roller doors or through the showroom. Additional office space is situated along the side of the workshop. The property also includes a private front yard and a shared rear yard, offering ample parking and convenient access for HGVs.

The unit can be taken as a whole, or split into smaller units.

Unit 1a - 10,467 Sq Ft - Available
Unit 1b - 4,725 Sq Ft - Available
Unit 1c - 10,167 Sq Ft - Available
Unit 1d - 2,224 Sq Ft - Available
Unit 3 - 428 Sq Ft - Available

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1a	10,467	972.38
Unit 1b	4,725	438.95
Unit 1c	10,167	944.51
Unit 1d	2,224	206.61
Unit 3	428	39.76
TOTAL	**28,011 SQ FT**	**2,602.22 SQ M**

Terms

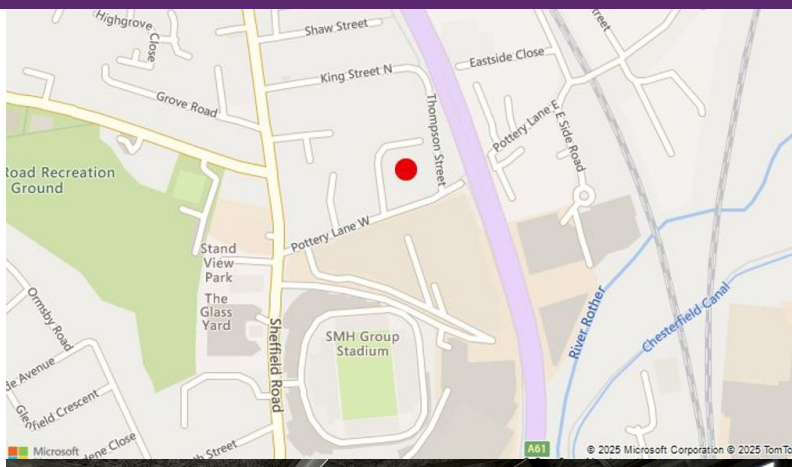
New FRI Lease Terms to be agreed.

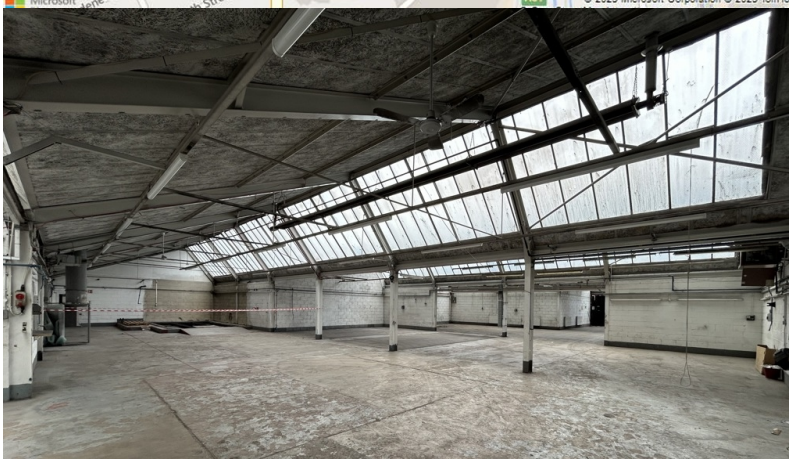
VAT

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

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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