COMMERCIAL PROPERTY PARTNERS

To Let
Smeckley Wood Close
Chesterfield
S41 9PZ



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

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

Location
Smeckley 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

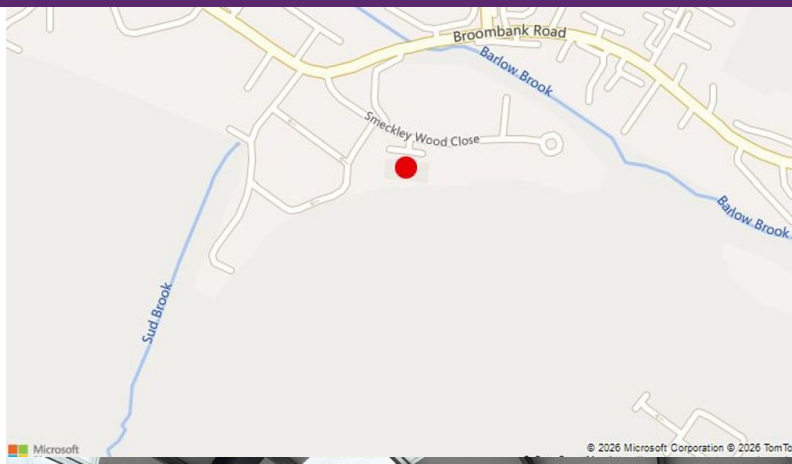
DESCRIPTION	SQ FT	SQ M
Warehouse	11,057	1,027.2
Office	4,157	386.19
Mezzanine	1,194	110.92
TOTAL	**16,408 SQ FT**	**1,524.3 SQ M**

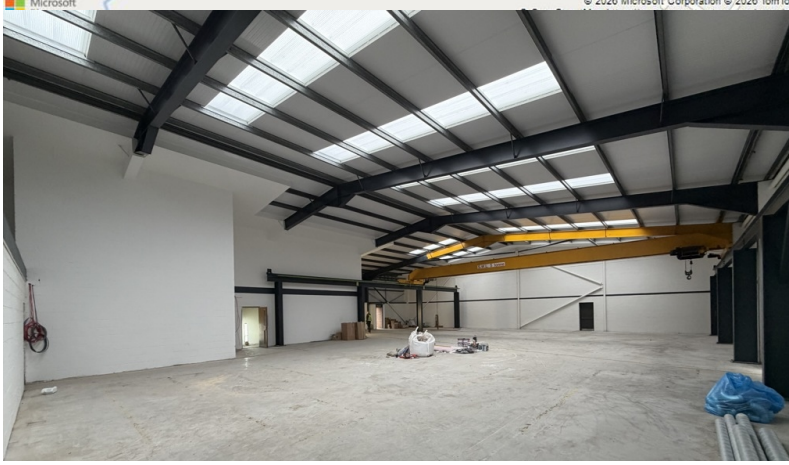
Terms
New FRI Lease terms to be agreed.
Quoting £131,264 + VAT per annum.

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

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