Harvest Works, Callywhite Lane

DRONFIELD, S18 2XR

8,328 Sq Ft

(773.67 Sq M)

QUOTING TERMS

£66,625
Per Annum





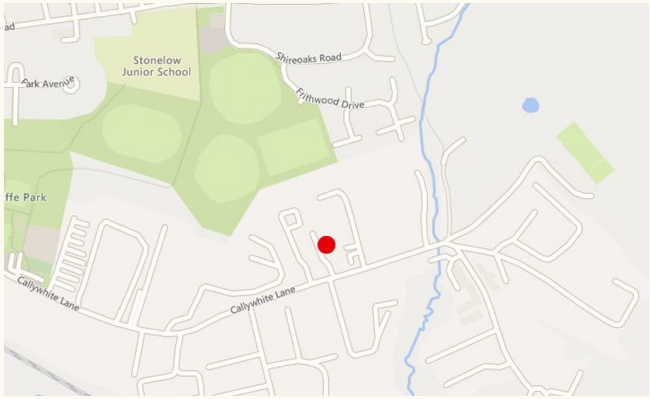




Harvest Works, Callywhite Lane
Dronfield, S18 2XR

LOCATION

The property is located on Callywhite Lane forming part of the established Dronfield Industrial Estate. The estate is easily accessible from Chesterfield Road (B6057), which in turn provides access to the busy main arterial route of the A61. Sheffield City Centre is approximately 7 miles to the north, Chesterfield town centre (5 miles) and Junction 29 of the M1 motorway (8.5 miles) to the south / south east respectively.
The surrounding area is home to a variety of occupiers and is popular with commercial uses.



DESCRIPTION

The property comprises a recently refurbished, modern steel portal frame industrial unit beneath a single-pitched roof, offering warehouse accommodation with a minimum eaves height of approximately 5.6m. The warehouse benefits from a concrete floor, gable-end loading access, and an internal welfare block.

A two-storey office block provides office and welfare accommodation, with separate pedestrian entrances directly into both the office and warehouse areas. Externally, the property includes a secure yard suitable for loading, parking, and external storage, making the unit well suited to a range of industrial,

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	630.42	6,786
Ground Floor Office	71.63	771
First Floor Office	71.63	771

TERMS & INFORMATION

Terms

New FRI lease terms to be agreed - Quoting £66,625 + VAT per annum

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

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

Further Information

cpp.uk

Ed Norris MRICS
07711 319 339
ed@cpp.uk



Will Rowe
07709 281 377
will@cpp.uk



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