Carrwood Road

CHESTERFIELD, S41 9QB

5,340 - 10,919 Sq Ft

(496.09 - 1,014.38 Sq M)

QUOTING TERMS

£8
Per Sq Ft





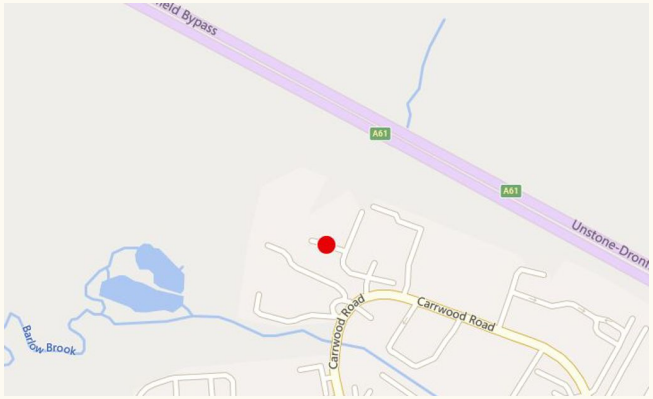




Carrwood Road
Chesterfield, S41 9QB

LOCATION

The site forms part of the Carrwood Road Industrial Estate in Chesterfield. The estate is well located and fronts Carrwood Road approximately 5km north of Chesterfield town centre and 10km south of Sheffield city centre. The estate is a short distance from the main arterial route of the A61 (Dronfield Bypass) which links Chesterfield and Sheffield centres. The location has good links with the M1 motorway with easy access to Junctions 29 & 30. Carrwood is a popular and established industrial estate with a number of similar land users surrounding the units.



DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction, with brick/blockwork and profile clad elevations beneath a single pitched roof. Internally, the unit benefits from a solid concrete floor and provides clear open warehouse accommodation.

Access to the warehouse is via a roller shutter loading door, with separate pedestrian access leading into a two-storey office and trade counter area. The office accommodation includes welfare facilities.

Externally, the unit benefits from use of a communal yard area, offering circulation space and on-site parking for occupiers and visitors.

ACCOMMODATION

Area	Sq M	Sq Ft
Unit 1	531.67	5,723
Unit 3	518.29	5,579
Unit 4	496.09	5,340

TERMS & INFORMATION

Terms

New FRI lease terms to be agreed.

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

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