Units 3-6, Carrwood Road

CHESTERFIELD, S41 9QB

12,717 Sq Ft

(1,181.41 Sq M)

QUOTING TERMS

£85,840 Per Annum





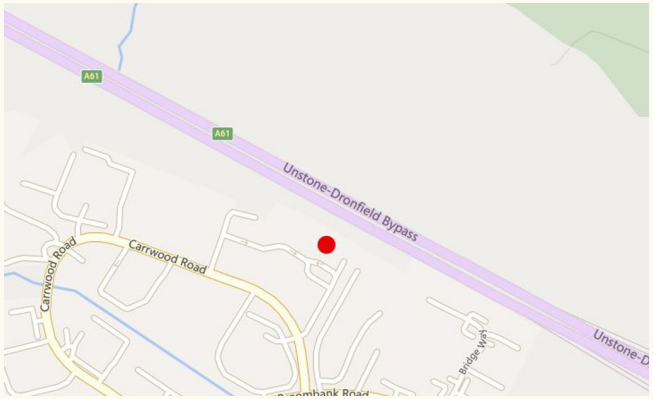




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Chesterfield, S41 9QB

LOCATION

The property is situated on Carrwood Road an established industrial area of Chesterfield. The location provides convenient access to the A61 Dronfield Bypass, and is a short distance from Junctions 29 & 30 of the M1 Motorway. Chesterfield town centre lies approximately 5km to the south, and Sheffield city centre approximately 10km to the north. The surrounding area is characterised by a mix of industrial, trade, and warehouse occupiers, making it a well-positioned and practical base for a variety of business uses.



DESCRIPTION

The property comprises a detached, self-contained industrial unit of steel portal frame construction, incorporating brick and blockwork profile clad elevations. The accommodation is arranged across multiple bays beneath a pitched roof, providing an eaves height of approximately 5.2 metres and concrete flooring throughout.
Access to the unit is provided via pedestrian entrances in addition to four full-height electric roller shutter doors, allowing flexible loading and operational use. Externally, the property benefits from a secure, private yard area, with two separate access gates enabling efficient vehicle circulation.

The unit has been fully refurbished including all new cladding and a roof.

ACCOMMODATION

Area	Sq M	Sq Ft
Ground Floor Warehouse	1,181.41	12,717

TERMS & INFORMATION

Terms

New FRI lease terms to be agreed.
Quoting £85,840 + 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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