Smeckley Wood Close

CHESTERFIELD, S41 9PZ

16,408 Sq Ft

(1,524.3 Sq M)

QUOTING TERMS

£131,264 Per Annum





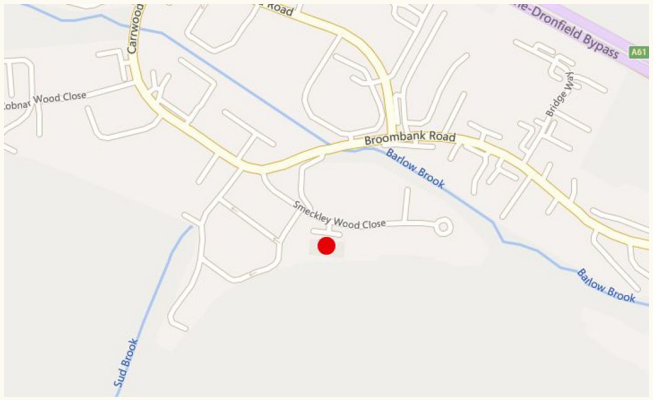




Smeckley Wood Close
Chesterfield, S41 9PZ

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.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	1,027.2	11,057
Office	386.19	4,157
Mezzanine	110.92	1,194

TERMS & INFORMATION

Terms

New FRI Lease terms to be agreed.

Quoting £131,264 + VAT per annum.

EPC Rating

EPC - 57 C

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

Will Rowe
07709 281 377
will@cpp.uk



Ed Norris MRICS
07711 319 339
ed@cpp.uk



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