Smeckley Wood Close

CHESTERFIELD, S41 9PZ

7,396 - 8,949 Sq Ft

(687.09 - 831.36 Sq M)

QUOTING TERMS

£8.50
Per Sq Ft





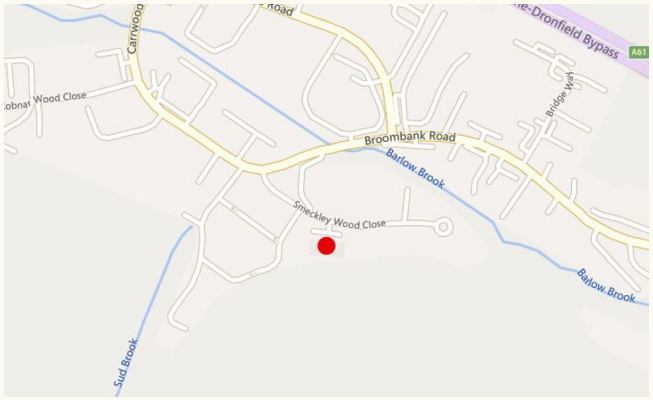




Smeckley Wood Close
Chesterfield, S41 9PZ

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 two newly refurbished, semi-detached industrial units of steel portal frame construction, with a concrete floor throughout and single-pitched roof. The warehouse accommodation benefits from overhead cranes with capacities of 3.2 and 5 tonnes, together with 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 and an additional secure yard to the rear.

The unit can be combined to provide one unit measuring 16,604 Sq Ft

ACCOMMODATION

Area	Sq M	Sq Ft
Unit 1	831.36	8,949
Unit 2	687.09	7,396

TERMS & INFORMATION

Terms

New FRI Lease terms to be agreed. Quoting:
Unit 1 - 8,949 Sq Ft - £76,067 + VAT pa
Unit 2 - 7,396 Sq Ft - £62,866 + VAT pa

Combined - 16,408 Sq Ft - £131,264 + VAT pa

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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