# Brettex House, Holmewood Industrial Park

CHESTERFIELD, S42 5UY

## 6,482 Sq Ft

(602.18 Sq M)

QUOTING TERMS

## £58,000 Per Annum





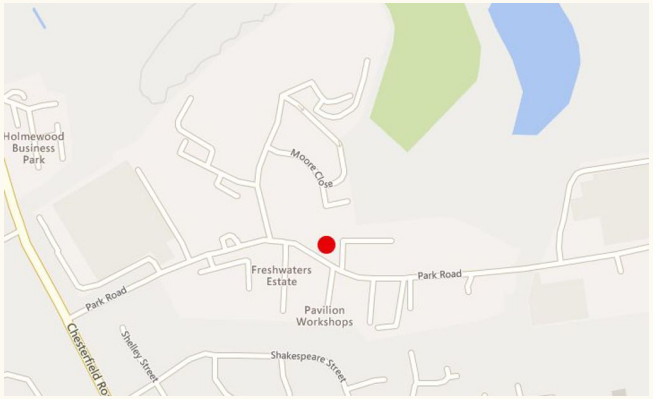





# Brettex House, Holmewood Industrial Park
## Chesterfield, S42 5UY

## LOCATION

The property is located on Park Road forming part of the successful Holmewood Industrial Estate positioned within a short drive to J29 of the M1 South East of Chesterfield. The property benefits from an excellent roadside profile in amongst a mix of regional and national businesses.




## DESCRIPTION

The property comprises a detached industrial warehouse building of steel portal framed construction with a mix of brick and blockwork elevations surmounted by an insulated profile cladding to eaves. The roof is pitched to a single apex.

The unit features a full height workshop and two-storey office and welfare block integral to the property. Externally a concrete surfaced yard services the building with dedicated parking bays.

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| Ground Floor | 499.99 | 5,382 |
| First Floor | 102.19 | 1,100 |

## TERMS & INFORMATION

### Terms

The premises are available To Let by way of a new FRI lease upon terms to be agreed. Quoting Rent of £58,000 per annum exclusive.

### 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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