COMMERCIAL PROPERTY PARTNERS

To Let
Unit 4, Meltham Lane
Chesterfield
S41 7LG



TO LET - Industrial / Trade Counter unit

2,121 Sq Ft (197.04 Sq M)

- Prominent Position fronting Rother Way A61
- Close to Junction 29 of M1 Motorway
- Secure Private Yard and Customer Parking

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Location
Unit 4 is located on the Stonegravels Industrial Estate, just off Meltham Lane in Chesterfield. The property benefits from strong prominence, fronting the A61 Rother Way, a major arterial route providing excellent visibility and high passing traffic. Chesterfield town centre lies approximately 1 mile to the south-west, while Junction 29 of the M1 motorway is easily accessible via the A617. The surrounding area is a well-known commercial location, home to a variety of trade counter, industrial, and distribution occupiers.

Description
The unit comprises a prominent trade counter / industrial unit of steel portal frame construction, featuring brick and block elevations surmounted by an unequal pitched profile clad roof. The front of the unit is accessed via a pedestrian door into a trade counter, with a roller shutter accessed unit to the rear. Externally, the unit benefits from a secure rear yard, together with an additional customer / staff car park to the front. The prominent position offer excellent visibility, making it particularly well suited to occupiers seeking a functional unit with strong trade counter potential.

Accommodation

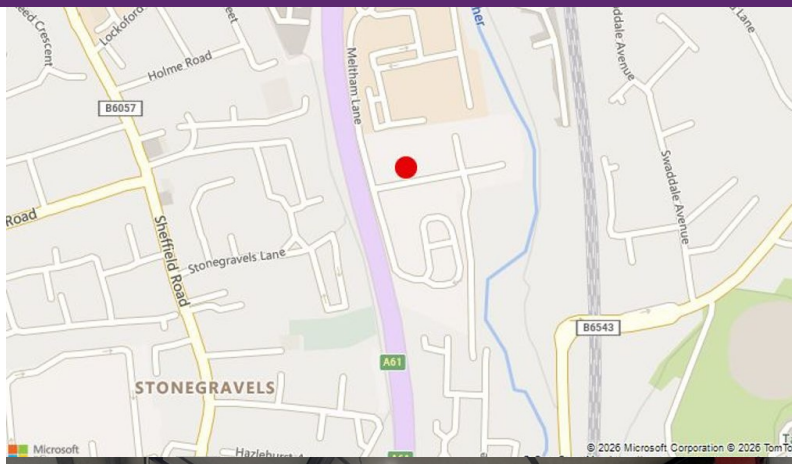
DESCRIPTION	SQ FT	SQ M
Unit 4	2,121	197.04
TOTAL	**2,121 SQ FT**	**197.04 SQ M**

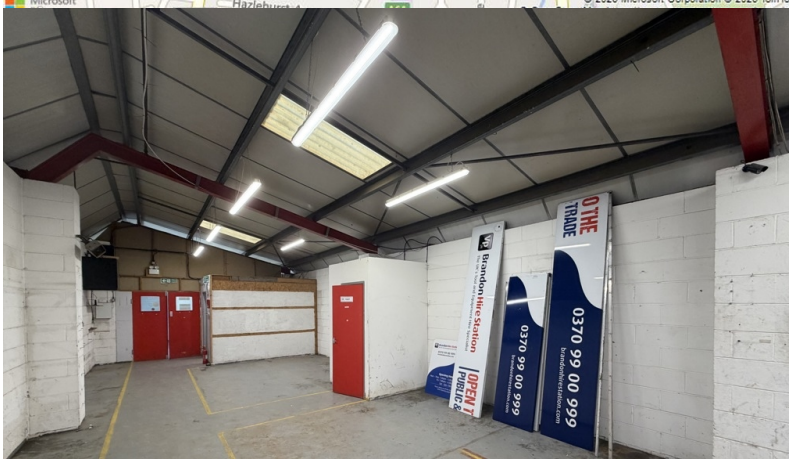
Terms
Available for lease on new FRI terms to be agreed.
Price on Application.

VAT
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value
The VOA have the current rateable value for the premises at £11,500

EPC Rating
EPC Available upon request





Anti-Money Laundering (AML)
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs
Each party to bare their own legal costs in the transaction.

Further Information
For further information please contact the sole agents CPP

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