

New Build Industrial Unit - To Let / May Sell.



Promap v2
LANDMARK INFORMATION

Available Now
Practical Completion Q1 2021.

Fitted Detached Industrial / Warehouse Unit – 30,214 Sq Ft.
Sheepbridge Lane, Chesterfield, Derbyshire, S41 9QD.

Location.

The available premises are located on between the established Foxwood and Sheepbridge Industrial Estates, easily accessible from the A61 (Dronfield Bypass), the main arterial route through Chesterfield, providing easy access into Sheffield to the North and also out to the M1 at Junction 29.

The surrounding area is an established commercial location, home to occupiers including MSK, Peak Oils, Datim and Cathelco.

Description.

The property will comprise a new build detached industrial unit of steel portal frame construction which will be finished to a modern specification including:

- 3 full height roller shutter doors.
- W/Cs and kitchen facilities.
- Painted plasterwork walls.
- Fitted office accommodation over a mezzanine floor.
- Glazed frontage and personnel entrance.
- B1, B2 and B8 planning consent.
- Good sized parking and yard areas.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

EPC.

A full copy of the EPC Certificate is available upon request.



Accommodation.

We understand that the property will provide the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft
Warehouse	2,232	24,016
Ground Floor Under Mez	288	3,099
First Floor Office	288	3,099
Total	2,790	30,214

Terms.

The property is available to let by way of a new lease direct from the landlord on terms to be agreed.

Quoting Rent: £5.25 per sq ft per annum exclusive.

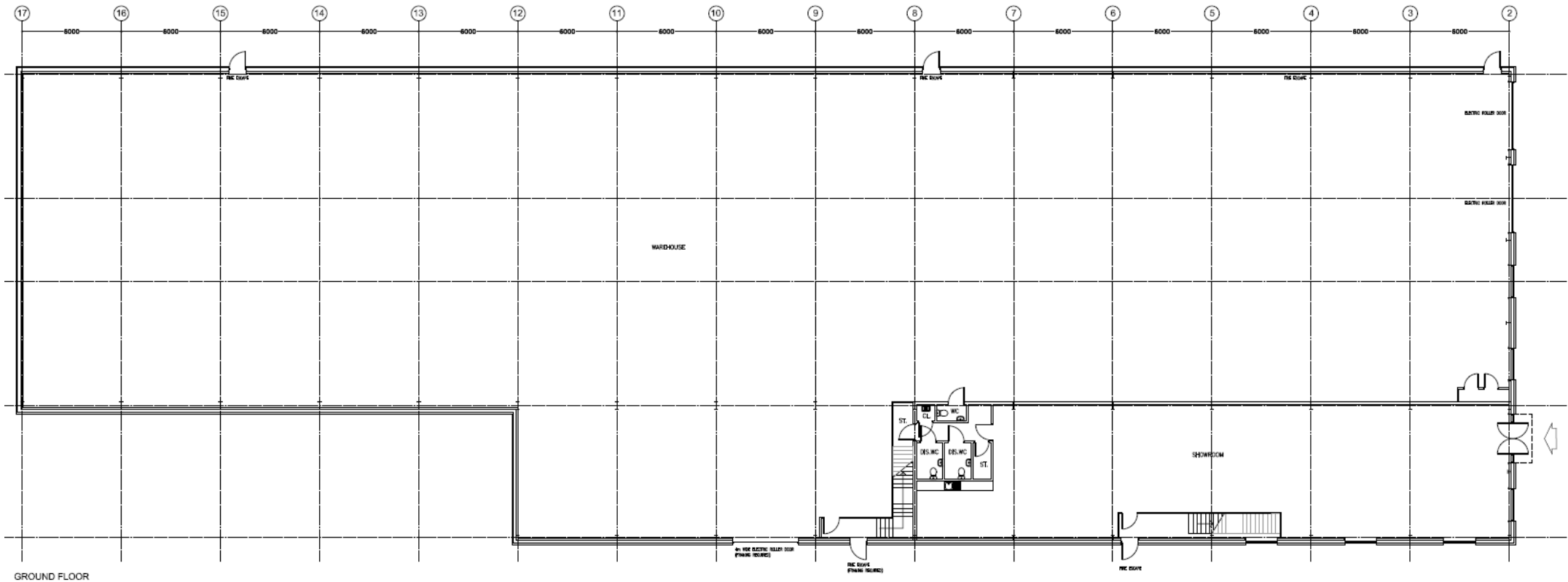
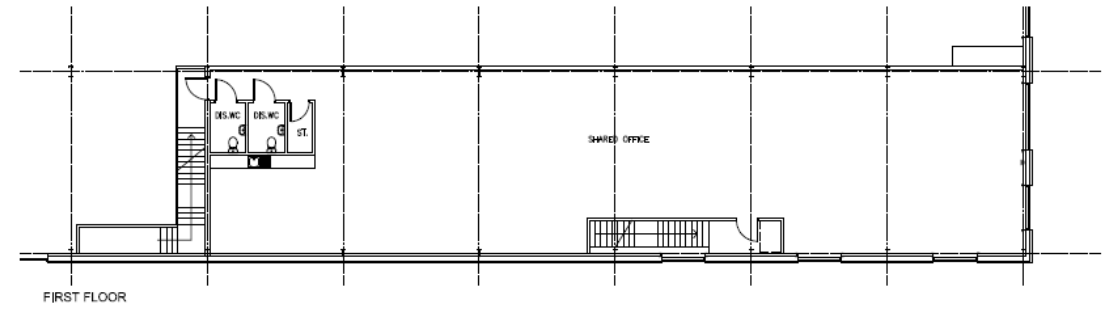
Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

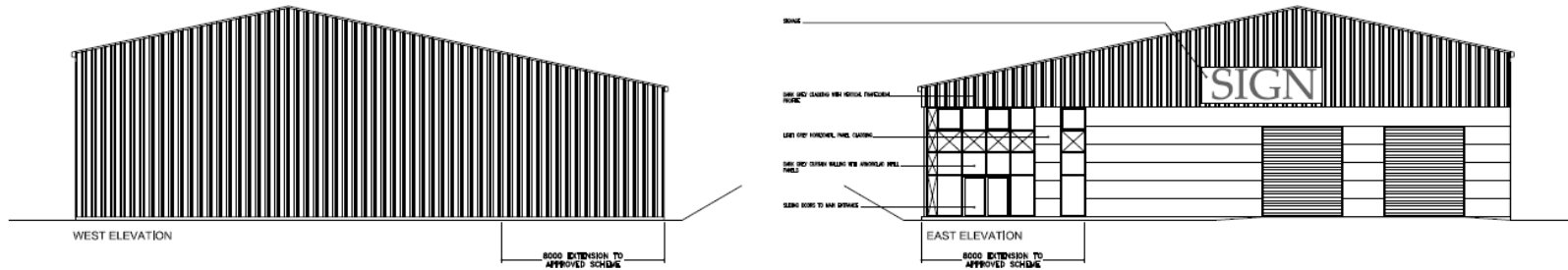
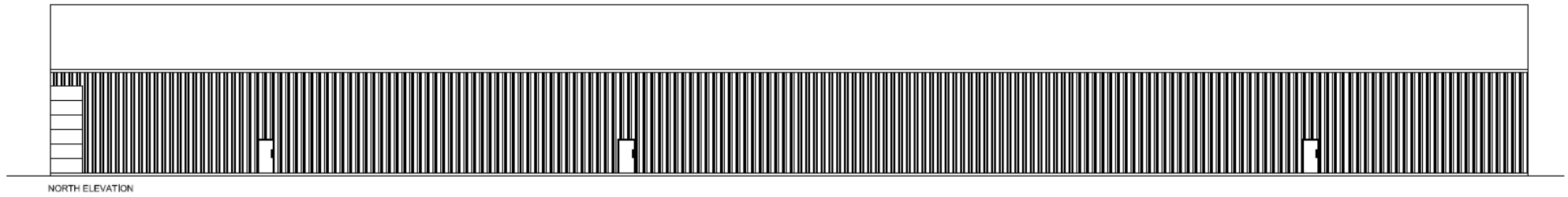
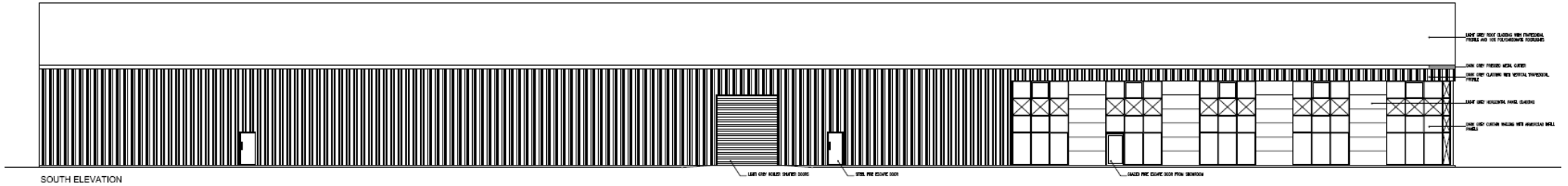
VAT.

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

Proposed Plans.



Proposed Elevations.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated 28th October 2020. Photographs dated 28th October 2020.

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