



Lockoford

Trade Park



LOCKOFORD LANE, CHESTERFIELD S41 7JL

> HIGH SPEC TRADE COUNTER UNITS

> FROM 3,300 SQ FT (307 M²) TO 11,840 SQ FT (1,100 M²).

> MINIMUM EAVES HEIGHT 6.5 M



Units 1 and 5
Let to Euro Car
Parts and
Eurocell



Unit 6 - Under Development

The scheme is located in an area of Chesterfield undergoing a period of dramatic change and renewal.

A period of less than 12 months has seen the opening of the new Tesco Extra, the town's only 4 star hotel, The Casa and a new stadium for Chesterfield Town.

Topps Tiles and Pro Trade Tools are located on Sheffield Road, west of Tesco Extra.

The M1 (J29) is approximately 6 miles to the east via the A61/A617 and Sheffield is approximately 11 miles to the north via the A61.





ACCOMMODATION

The development provides the following units and sizes.

EPC RATINGS

Units 2,3 and 4 - Grade B - 48

EPC Certificates available upon request.

Unit

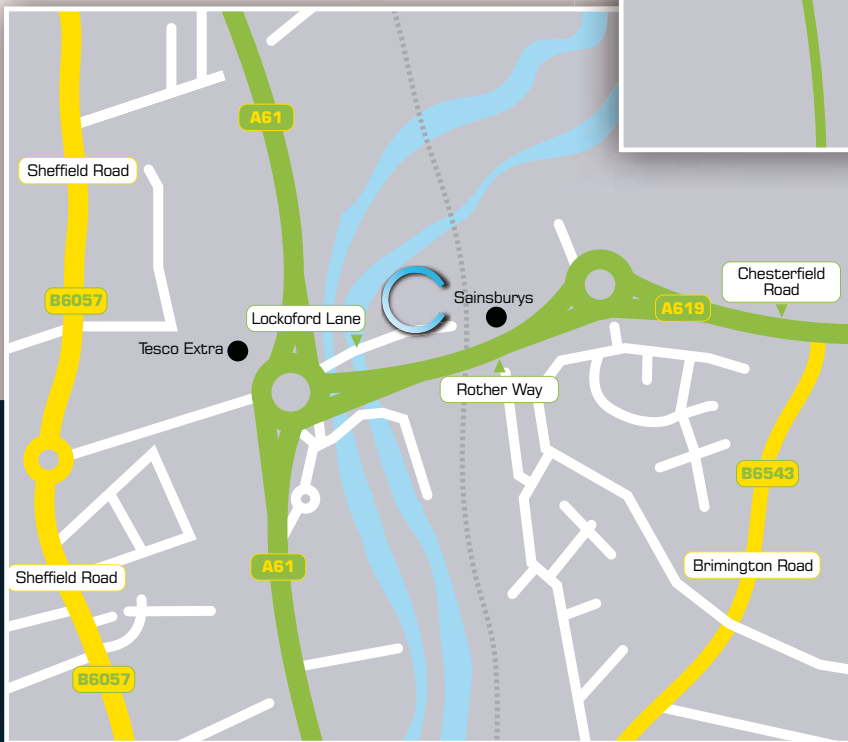
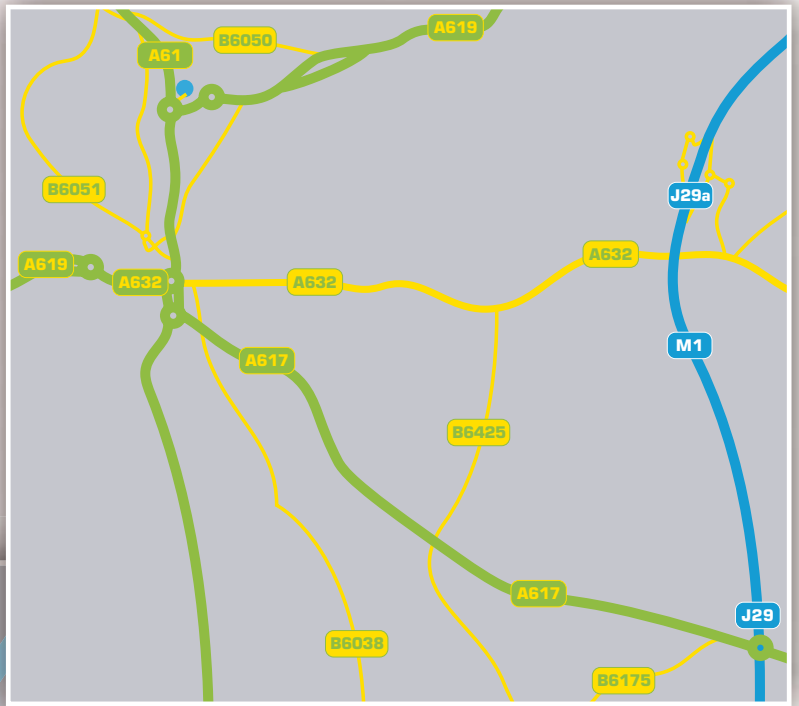
SQ M (GIA)

SQ FT (GIA)

| | | | |
|--------|-------------------------------|---------------|--------------|
| Unit 1 | LET To: Euro Car Parts | | |
| Unit 2 | 26.17 x 23.90 = | 625.46 sq m | 6,732 sq ft |
| Unit 3 | 22.20 x 13.87 = | 307.91 sq m | 3,314 sq ft |
| Unit 4 | 13.86 x 22.21 = | 307.83 sq m | 3,313 sq ft |
| Unit 5 | LET To: Eurocell | | |
| Unit 6 | 42.00 x 26.00 = | 1,092.00 sq m | 11,754 sq ft |



Another development by:



DESCRIPTION

The scheme has been designed as far as possible to satisfy trade occupiers' requirements. There is potential to amalgamate various units on the scheme.

The units benefit from the following facilities/specifications:

- Secure site
- Minimum eaves height 6.5m
- Mico-rib composite panel walls
- Barrel vaulted roofs
- Roller shutter loading doors
- Capped off services internally
- Glazing/curtain walling.

PLANNING

Lockoford Trade Park benefits from a specialist trade park planning consent. Up to 25% of the gross floor space of each unit can be used for showroom or trade counter.

Traditional industrial/warehouse uses can also be accommodated.

VAT

All prices, premiums and rents etc. are quoted exclusively of VAT at the prevailing rate.

TERMS/TIMING

Units 2, 3 & 4 are available to let immediately on full repairing and insuring leases. The steel framework is now in place on unit 6 and the unit can be finished and made available for occupation. Rents for all units on application.

FURTHER INFORMATION

Please contact:

0114 263 9222
realestate.bnpparibas.co.uk

Stuart Waite
BNP Paribas Real Estate
Tel: +44 (0) 114 263 9206
M: +44 (0) 7810 855 623
stuart.waite@bnpparibas.com

0114 273 8857
www.cppartners.co.uk

Ed Norris MRICS
Commercial Property Partners
Tel: +44 (0) 114 2709160
M: +44 (0) 7711 319339
ed@cppartners.co.uk

Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquires. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quotes are exclusive of VAT where applicable.