To Let



Unit 1 & 2 Carrwood Industrial Estate Chesterfield S41 9QB



Modern Industrial Warehouse Unit Size 11,063 sq ft (1027.81 sq m)

- Secure fenced tarmac/concrete storage yard
- Office accommodation
- 5.51 m Eaves height

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Location

The Carrwood Road Industrial Estate is approximately 3 miles north of Chesterfield town centre close to the main arterial route of the Chesterfield A61. The unit is also approximately 7 miles south of Sheffield city centre.

The estate provides access to J30&31 of the M1 Motorway approximately 7 miles to the east. Both are accessed by the main arterial routes of the A619 and A61. Similar trade and warehouse occupiers surround the subject unit.

Description

The subject property comprises a steel portal framed industrial unit which forms part of Carrwood Industrial Estate. The property has been combined to provide a unit arranged across two bays with adjoining office accommodation. The building benefits from the following specification:-

- 2x full height roller shutter loading doors
- 5.51 metres eaves height
- Secure storage yard
- Office accommodation
- Sodium warehouse lighting
- Gas space heaters

The unit benefits from a secure, fenced tarmac and concrete yard area that provides car parking and loading exclusive to the subject property

Accommodation

	Sq Ft	Sq M
Warehouse	10,072	935.75
Office	991	92.06
Total	11,063	1,027.81

Terms

The property is available to let by way of new FRI lease on terms to be agreed. Quoting rent is £6 psf.

EPC Rating

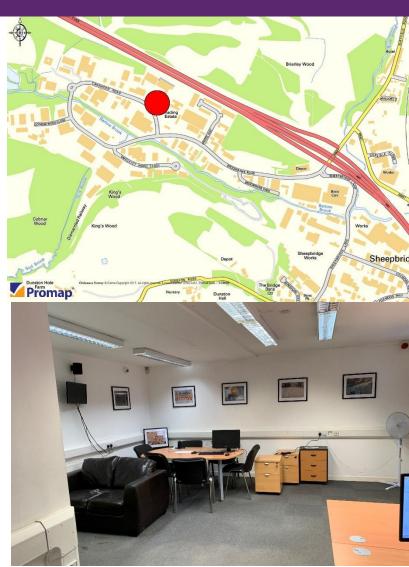
This is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



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VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

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Date of Particulars – May 2021