



## 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

# Modern Industrial Warehouse Unit – To Let

## Size 11,063 sq ft (1027.81 sq m)

### 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
<b>Total</b>	<b>11,063</b>	<b>1,027.81</b>

### 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.



### 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**



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