



Modern Self-contained Warehouse Facility

27,693 sq ft (2,572 sq m)

15,043 sq.ft. at ground floor, plus 12,650 sq ft mezzanine storage

- 1 mile to J29a M1
- High quality premises built in 2018
- 6m to eaves
- 2 ground level access loading doors.
- LED lighting throughout
- Fitted office and showroom area with extensive mezzanine.
- Yard depth of 33m

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Location

The property is positioned on Greaves Close which is located at the southern end of the Markham Vale Business Park. The 200 acres scheme is widely regarded as Derbyshire flagship commercial development given its direct access onto the M1 Motorway at J29a.

The immediate proximity to the M1 ensures unrivalled connections to many key locations:

| Location | Travel Distance | Travel Time |
|-----------------------------|-----------------|-------------|
| Chesterfield | 4.9 miles | 10 minutes |
| Sheffield | 20 miles | 21 minutes |
| Nottingham | 24.5 miles | 34 minutes |
| Doncaster Sheffield Airport | 26.2 miles | 29 minutes |
| Derby | 27 miles | 32 minutes |
| East Midlands Airport | 33.9 miles | 35 minutes |
| Leeds | 48.5 miles | 48 minutes |
| M25 | 132 miles | 2 hours |

Key occupiers upon Markham Vale include Great Bear (Culina), GIST and Ferdinand Bilstein.

Markham Vale boasts significant amenity provision, with its own services along with food and beverage options including Starbucks, Greggs, McDonalds, KFC and a family pub.

Description

The property comprises a well specified single bay steel portal frame unit with insulated profile cladding to eaves and roof covering. Key features include:

- 6m eaves
- Office, WC and showroom provision.
- 2 level access electrically operated loading doors
- Fenced and gated concrete yard, depth up to 33m
- LED lighting throughout
- Fire and intruder alarm system
- 30KN/m floor loading on ground floor.
- Structural first floor mezzanine with 4KN/m loading.

Since acquiring the premises in 2019, the occupier has heavily invested in the building. This includes installation of a substantial mezzanine, along with additional showroom accommodation (separated from the main warehouse), which has all been delivered by a reputable contractor – plans and a specification can be provided to interested parties.

The warehouse features an ancillary office block, a showroom area (which could be utilized as office or additional storage) and an upper floor providing additional storage provision.

The site is fully fenced and gated.

Accommodation

The premises have been measured to confirm the following GIA:

| | sq.ft. | sq.m. |
|------------------------|---------------|--------------|
| Ground floor warehouse | 10,145 | 942 |
| Office | 1,485 | 138 |
| Showroom | 3,413 | 317 |
| Mezzanine | 12,650 | 1,175 |
| Total | 27,693 | 2,572 |

Services

Mains electricity, water and gas is provided to the unit, together with broadband. Foul and surface water drainage, connected to mains drainage. Superfast broadband has been provided across the estate and interested parties should check with the relevant provider to confirm broadband speeds

Interested parties should ensure capacity is sufficient for their use.

Business Rates

The premises are assessed as "Factory, warehouse & premises" with a 2017 Rateable Value of £63,500. (UBR 0.512)

Planning

We understand the property has permission for B2 (general industrial) and B8 (storage and distribution) use. Interested parties are to rely on their own enquiries.

EPC Rating

The property has an EPC rating of B37.

Tenure

The site is available by way of a new lease on terms to be agreed. Please contact the agents for further information.

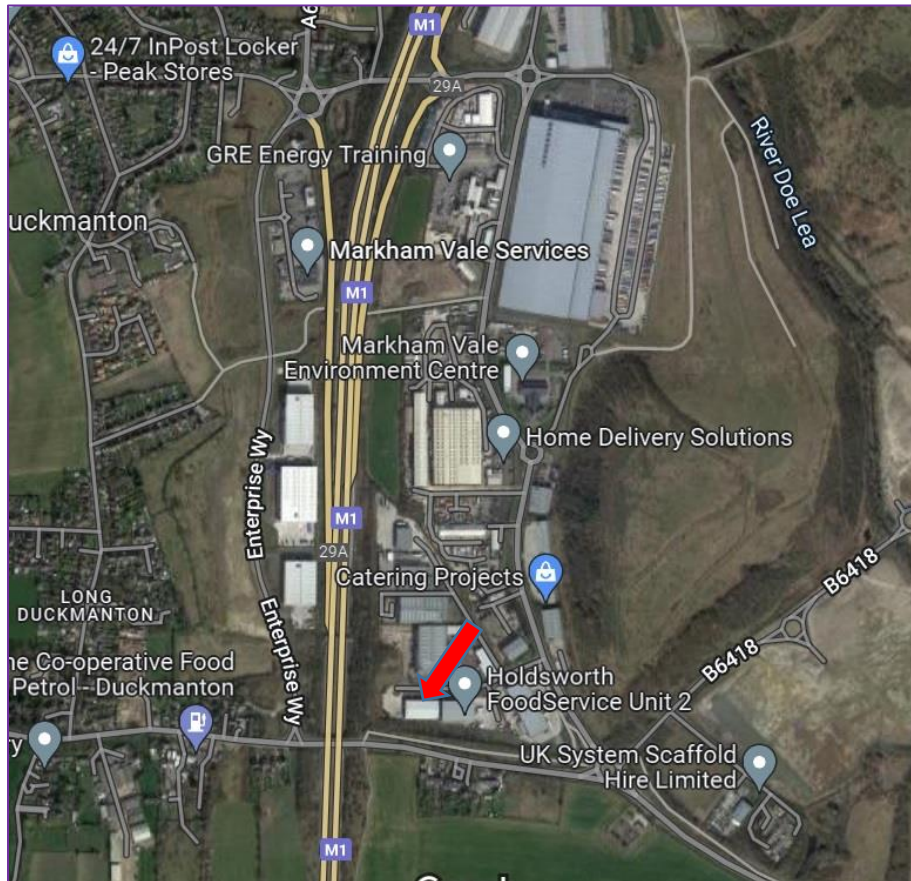
Further information/Viewings

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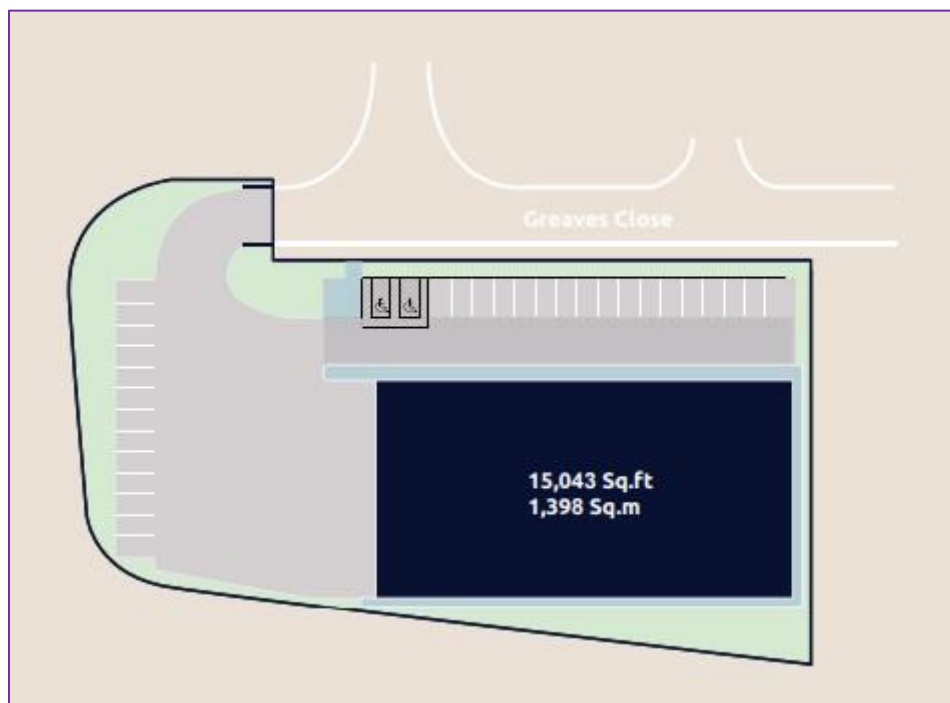
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Location Plan



Site Plan





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