

Unit 1 Wilson Business Park
Harper Way, Markham Vale
Derbyshire S44 5JX



High Quality Industrial/Warehouse Unit

Sizes 1,498 sq ft

- Modern Warehouse unit
- High quality specification
- Prime logistics location, accessed via J29a M1

High Quality Industrial/Warehouse Unit – To Let

Size 1,498 sq ft

Location

Wilson Business Park forms part of the wider Markham Vale major regeneration project which has attracted both organic and inward investment and benefits from its own dedicated M1 motorway junction, Junction 29a, just 5 miles east of Chesterfield Town Centre. Connecting roads to Hall Lane at Staveley and the A632 at Duckmanton have been built to improve access to the site. The site is approximately 21 miles from Sheffield 24.5 miles from Nottingham and 27 miles from Derby.

Markham Vale is a key employment site in the region which has attracted likes of Ready Egg, Andrew Page, Gould Alloys, Inspirepac, Meter Provida and Great Bear, all committing to large scale warehousing and distribution facilities on the park.

Description

The unit is of mono pitch steel portal framed construction and benefit from:

- Electrically operated and insulated sectional overhead doors with protection bollards.
- Fully insulated metallic finish cladding
- Smooth finish structural concrete floor
- Blocks 1 & 3 minimum eaves height of 3.50m to 4.47m
- Solar reflective glazing to the double glazed windows and entrance doors
- External LED Floodlighting to the yard
- Heated Disabled toilet with hand driers and motion sensor LED lighting. Will be shower enabled.
- Kitchenette/tea point
- Shared forecourts/service yards with designated parking plus additional visitor spaces and disabled parking
- Cycle store areas.
- site security fencing.
- Fire alarms
- Enclosed bin stores.

An EPC has been instructed and will be provided in due course.

Services

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use. Superfast broadband has been rolled out across the site, interested parties should check with the relevant provider to confirm broadband speeds

Planning

Planning has been granted for a B2 (General Industrial) and B8 (Storage & Distribution) .

Tenure

Leasehold, quoting rent is £14,950 per annum exclusive of VAT.

Service/estate charge

A service/estate charge is payable in respect of the upkeep of common areas of the estate.

Business Rates

Occupiers will be liable to pay business rates, the current rateable value is £7,400.

Legal Costs

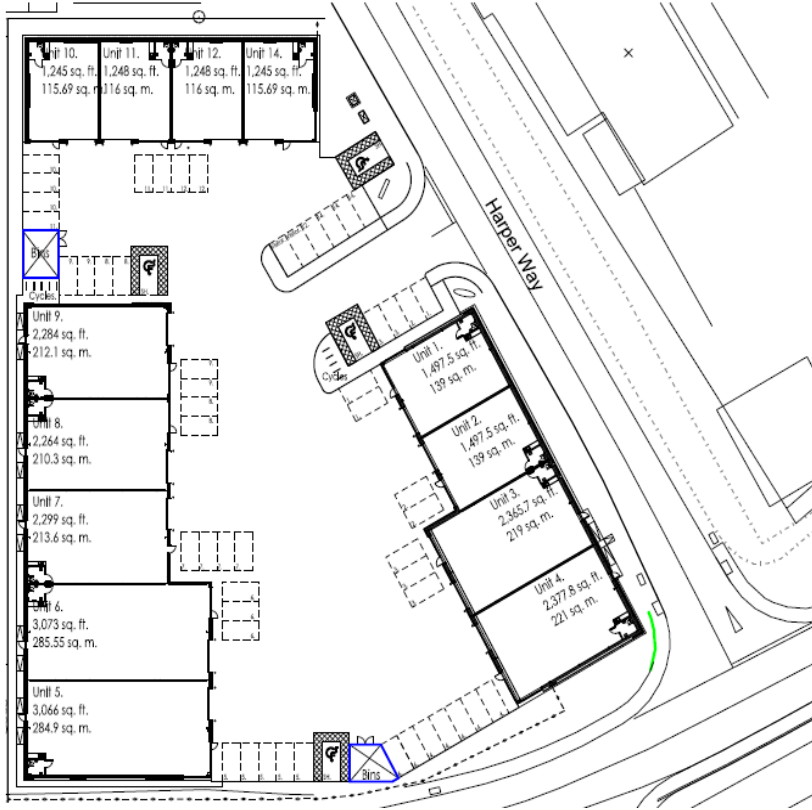
Each party to bear their own legal costs incurred in any transaction.



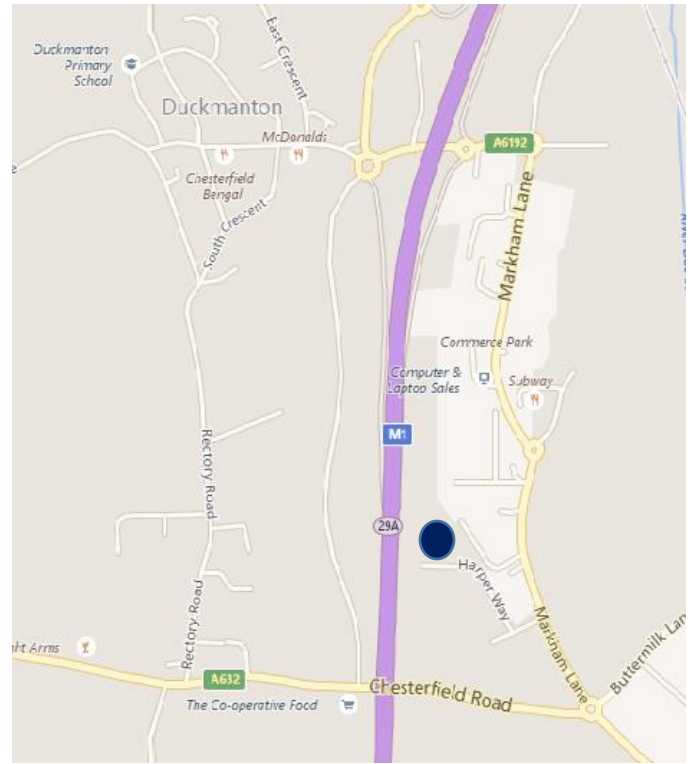
PTO for site plan and further information

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Location:



Further Information

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Date of Particulars September 2022



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