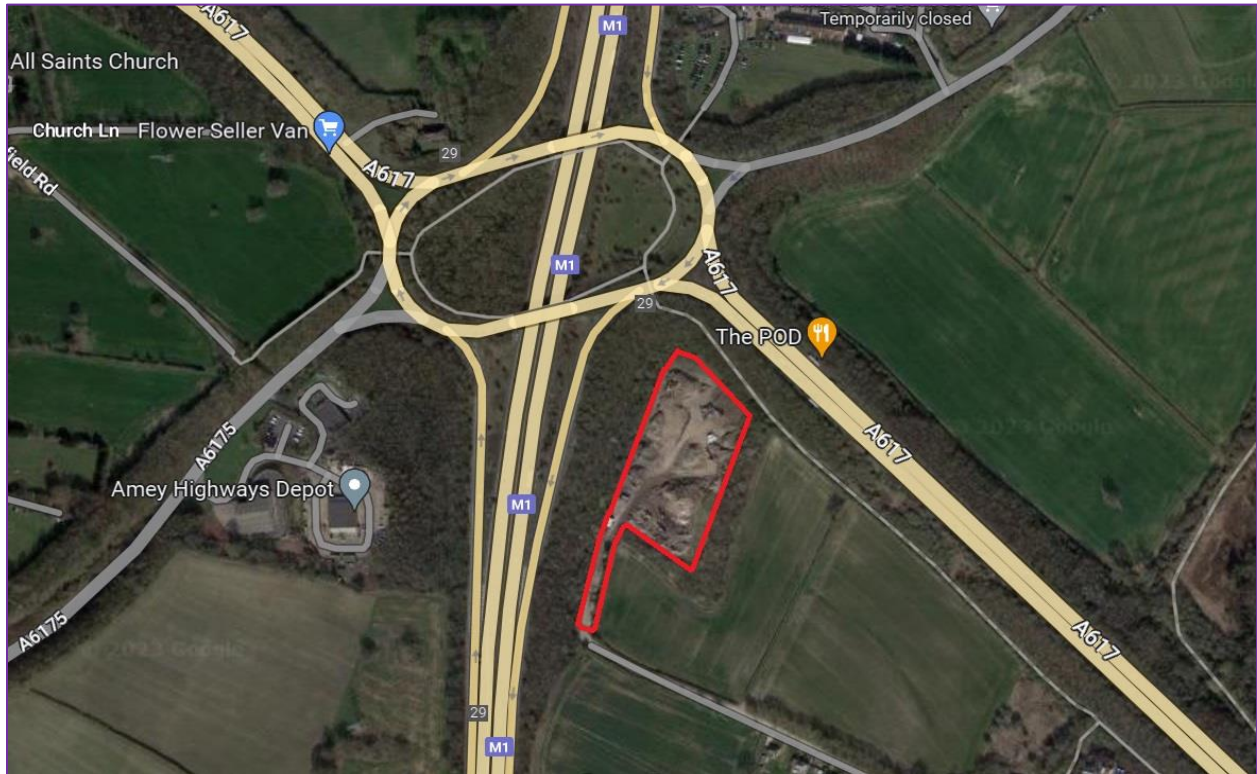


**To Let**  
Open Storage Land – J29 M1  
Mansfield Road  
Doe Lea  
Chesterfield  
S44 5QL



## TO LET - Open Storage Land

Approximately 5.6 acres (gross) 4 acres (net)

- Excellent location close to J29 M1
- Site to be levelled with hardcore aggregate finish
- Gated entrance
- Available as a whole, consideration may be given to a split of the site
- Adjacent to J29 M1 approximately equidistant between Chesterfield & Mansfield
- Strategic location provides excellent connectivity with East Midlands & South Yorkshire conurbations.

# TO LET - Open Storage Land

## 5.6 acres (gross) 4 acres (net)

### Location

The site is located on land adjacent to junction 29 of the M1 highway. The site is accessed off Mansfield Road. J29 M1 is just a 3 minute drive from the site.

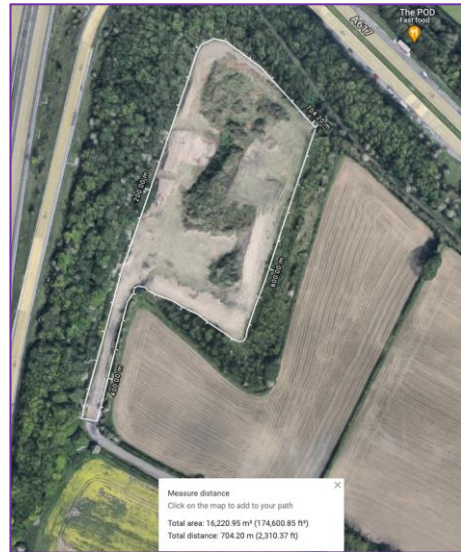
The existing site consists of hardcore lined areas and some portable cabins. The M1 highway runs to the west of the site with junction 29 to the north

The popular and well established Holmewood Industrial Park is situated approximately 1.5m to the west via the A6175. Mansfield is located 7 miles to the south east of the subject premises and Chesterfield just 5.5 miles to the north west of the site via the A617.

### Description

The site totals approximately 5.6 acres, incorporating 4 acres of useable storage space which will be levelled with hardcore. The site is accessed off Mansfield Road via a gated entrance. The perimeter is heavily tree lined around the entire site. The tree line at the lowest point is 8m high.

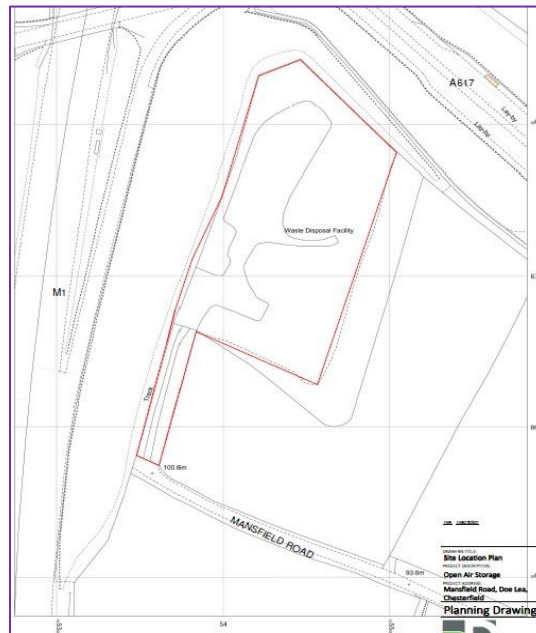
The site currently has no connection to mains utilities albeit a connection for mains water is being explored.



### Business Rates

Occupier will be responsible for any charge levied. RV to be assessed

### Site Plan



\*A full suite of site plans showing proposed finished levels can be provided on request.

### VAT

VAT will be charged at the prevailing rate.

### Planning

A planning application has been submitted to North East Derbyshire District Council for a change of use to Open Storage.

The proposal is to level the site and finish with a hardcore layer to enable open storage uses moving forward.

### Terms

The premises are available to let by way of a new lease on terms to be agreed, please contact the letting agents for further details.

### Legal Costs

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

### Further Information

Stuart Waite  
M: 07432 472402  
E: [stuart@cpartners.co.uk](mailto:stuart@cpartners.co.uk)

Sean Bremner  
M: 07541505980  
E: [stuart@cpartners.co.uk](mailto:stuart@cpartners.co.uk)



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.