



## Modern Warehouse Unit - To Let

7,150 Sq Ft (664.24 Sq M)

- Modern Unit
- Single span steel portal frame
- Prominent Position at a popular location

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## 7,150 Sq Ft (664.24 Sq M)

### Location

Broom Business Park is 2 miles north of Chesterfield town Centre and 10 miles south of Sheffield City Centre, yet it is on the fringe of open countryside providing an unrivalled semi rural business environment.

The estate is located on the Chesterfield Trading estate in Chesterfield, Derbyshire's largest town with a resident population of approximately 100,000. The scheme benefits from good access to the A61 Dronfield bypass which gives easy access to the M1, Junctions 29 and 33.

### Description

This is a well located modern industrial unit providing open space warehouse/workspace with a office/amenity block.

The unit occupies a prominent position at Broom Business Park in Chesterfield and provides roller shutter access to the warehouse space with additional personnel access to the reception/office.

Internally the unit provides an eaves of 7.28m.

Externally the unit has dedicated parking and a generous shared yard.

### Accommodation

This is a modern industrial unit providing mainly open plan warehouse/workspace along with an office/amenity block with the potential to add a mezzanine.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,223	578.12
Offices/Amenity Block	927	86.12
<b>TOTAL</b>	<b>7,150 SQ FT</b>	<b>664.24 SQ M</b>

### Terms

The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

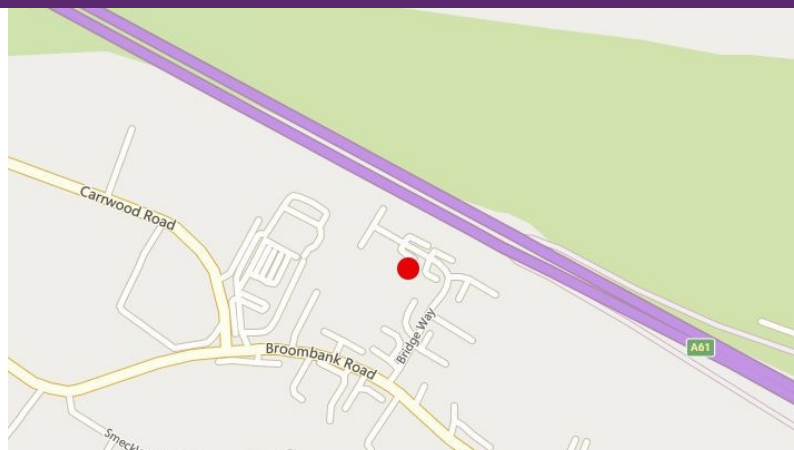
### Rateable Value

According to the Valuation Office Agency - Rating List on the Internet 2023, the premises are assessed as follows:

Warehouse and Premises - Rateable Value £33,500

### EPC Rating

The premises have a rating of 52 (Band C). EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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