

# MARKHAM VALE

J29A M1 · MARKHAM LANE · DUCKMANTON · CHESTERFIELD · S44 5HS



IMMEDIATELY ADJACENT TO J29A M1  
FITTED FACILITY, PARTLY RACKED WITH 9,864 PALLET LOCATIONS (ABILITY TO EXTEND)  
MULTI-TIER MEZZANINE FLOOR - APPROX. 40,000 SQ FT



- 12m eaves
- 10 dock level loading doors
- 4 ground level loading doors
- Lighting to the warehouse

TO LET / FOR SALE  
**WAREHOUSE / DISTRIBUTION UNIT**  
102,515 SQ FT (9,524 SQ M)





## ACCOMMODATION

From the measurements taken on site, we understand that the building provides the following Gross Internal Area (GIA):

Description	sq m	sq ft
GF Office	390	4,193
Warehouse	9,134	98,322
<b>Total GIA</b>	<b>9,524</b>	<b>102,515</b>

NB - In addition there is a multi-tier mezzanine floor in situ extending to approx 40,953 sq ft (3,805 sq m) arranged over 3 levels. This can be removed if not required.

## RENT / PRICE

On application.

## EPC

The property has an EPC rating of B-40.

## BUSINESS RATES

Interested parties should confirm the rates payable with the VOA.

## VAT

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

## LEGAL COSTS

Each party is responsible for their own costs incurred in any transaction.

## J29A M1 MARKHAM LANE DUCKMANTON CHESTERFIELD S44 5HS

# MARKHAM VALE



## LOCATION

The available accommodation fronts directly onto the M1 motorway at J29a, forming part of Markham Vale, a 200 acre prime industrial and distribution park.

Given the strategic location, immediately adjacent to J29a, the site is easily accessible from the South Yorkshire and East Midlands regions, with direct connectivity to the M1 and subsequently the M18, A38 and further afield.

Markham Vale has proved a huge success, with occupiers including Great Bear, Smurfit Kappa, Ferdinand Bilsteen, Gist, Meter Provida, Daher Aerospace and Holdsworth Food.

## TERMS

The accommodation is available to Let or For Sale.

## SPECIFICATION

The available accommodation comprises a two bay industrial / distribution facility finished to a high specification to include the following:-

- **12m clear internal eaves height**
- **LED lighting to the warehouse**
- **10 dock level loading doors (including 1 European height loading door)**
- **4 ground level loading doors**
- **Sprinkler system (in racked)**
- **Heating to part of the warehouse**
- **Fitted office / amenity block, including canteen & locker room**
- **Good sized external yard area**
- **61 marked car spaces**

The premises also have the benefit of being partly racked (9,864 pallet locations) and have a multi-tier mezzanine to part which could remain or be removed depending on the requirements of an incoming occupier.

MISREPRESENTATION ACT: Knight Frank LLP and CPP give notice to anyone who may read these particulars as follows:-

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and 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 Knight Frank LLP and CPP nor any joint 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 consent 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. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP and CPP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. November 2022. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500.

## ALL ENQUIRIES

Please contact the agents.

**Rebecca Schofield**  
rebecca.schofield@knightfrank.com  
**Harry Orwin-Allen**  
harry.orwin-allen@knightfrank.com

**Stuart Waite**  
stuart@cppartners.co.uk

