

Units 2B1 & 2B2, Wingfield View Clay Cross Chesterfield S45 9HX



# Brand New Industrial/Warehouse/Trade Units 5,966 - 11,997 Sq Ft (554.24 - 1,114.52 Sq M)

- Minimum 6m eaves
- Level access loading
- 3 phase power supply
- Dedicated parking bays

## Brand New Industrial/Warehouse/Trade Units 5,966 - 11,997 Sq Ft (554.24 - 1,114.52 Sq M)

#### Location

Wingfield Court is located on the North-West side of Clay Cross benefitting from immediate access onto the A6175 which in turn provides a direct link to J29 of the M1 motorway less than 5 miles drive.

Chesterfield is immediately to the North and is approximately 5 miles drive.

The location offers great exposure to labour as a result of the ease in connectivity.

#### Description

2 brand new semi-detached units of steel portal frame construction with elevations of brick surmounted by a contrast insulated profile cladding system.

The roof is pitched and features translucent panels to some 15% cover. Internally the building is presented as a shell for onward tenant fit-out with 3-phase electricity and water connections in-situ.

The minimum internal eaves is 6m rising to 9m at the ridge height. Each unit features a full height, powered level access loading door. Dedicated forecourt parking is immediately to the front of the unit within an attractively landscaped area.

#### **Terms**

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £9.25 per sq.ft. The premises can be leased together or individually.

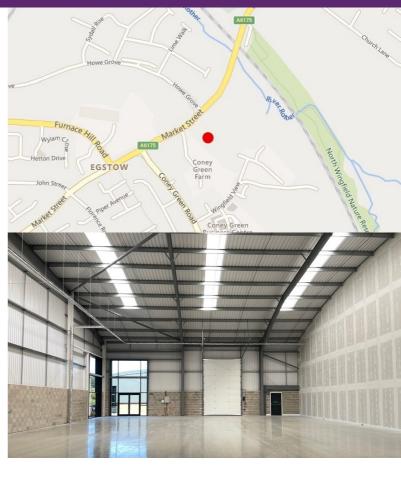
All figures are quoted exclusive of VAT at the prevailing rate.

#### **Rateable Value**

To be assessed upon occupation.

#### **EPC Rating**

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 bare their own legal costs in the transaction.

#### **Further Information**

For further information please contact the sole agents CPP Mr Sean Bremner MRICS Mr Ed Norris MRICS T: 01158 966 611 T: 0114 270 9160 M: 07541 505 980 M: 07711 319 339 E: sean@cpp.uk E: ed@cpp.uk

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