



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

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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.

VAT

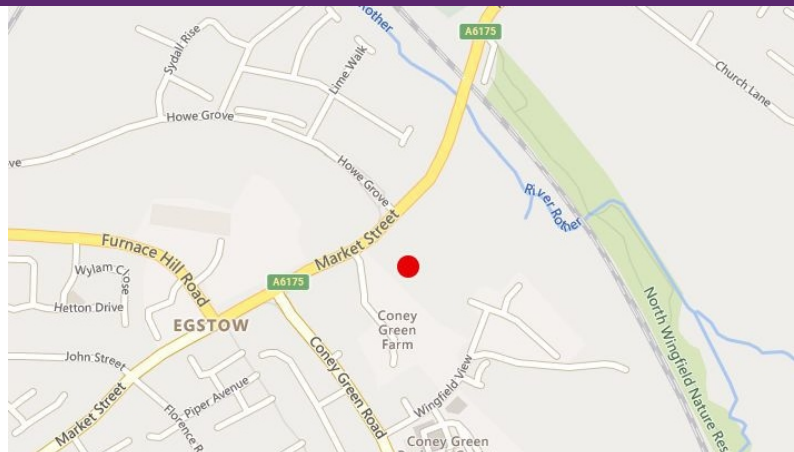
All figures are quoted exclusive of VAT at the prevailing rate.

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

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