



Freehold Warehouse/ Industrial Unit For Sale

37,963 Sq Ft (3,526.76 Sq M)

- Unique Freehold Opportunity
- Detached Warehouse/Industrial Unit
- Easy access to Unstone-Dronfield Bypass (A61)

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Location

The unit fronts Smeckley Wood Close on the Chesterfield Industrial Estate, north of Chesterfield centre. The estate is a popular and established commercial location close to the main arterial route of the A61 Dronfield Bypass. Access to the A61 is a short distance away and links Sheffield and Chesterfield both 11 miles and 4 miles away respectively. The location offers good access to the M1 and wider Motorway network beyond.

Description

The property comprises a detached industrial warehouse facility with integral offices set within a hardstanding & secure yard. The premises provides 4 connected industrial bays of steel portal framed construction with brick/block and profile clad elevations, surmounted by 4 pitched and profile clad roofs. The majority of the facility is openly connected with the last bay connected by a link block. Access to the units is via the multiple loading doors and dedicated hardstanding yard area, which is secured by a perimeter fence.

An additional car parking area is provided to the front of the premises leading to the 2 story reception and office section.

Accommodation

The property has been measure on a Gross Internal Basis.

Accommodation

DESCRIPTION	SQ FT	SQ M
Bay 1	7,464	693.41
Bay 2	12,740	1,183.55
Bay 3	10,162	944.05
Bay 4 & Link	7,597	705.76
TOTAL	37,963 SQ FT	3,526.76 SQ M

Terms

The property is available to purchase at £2,300,000.

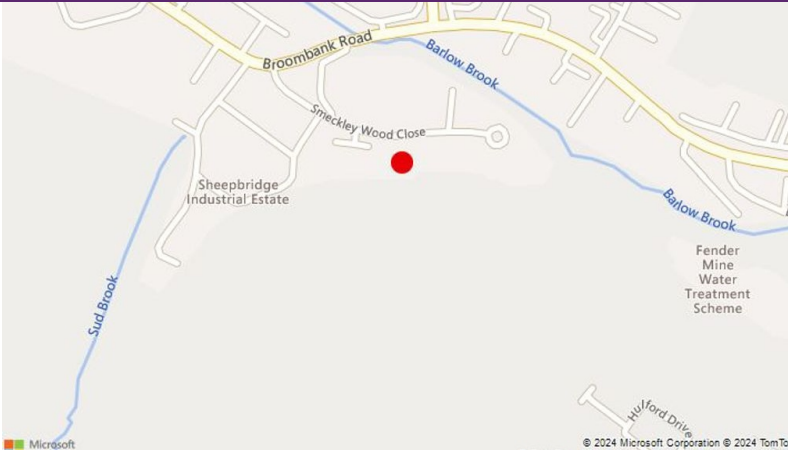
VAT

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

EPC Rating

D - 84

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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