



High bay Warehouse/Industrial Unit - To Let

630 - 11,434 Sq Ft (58.53 - 1,062.22 Sq M)

- Available Immediately
- 500m from Junction 29a M1
- 24-hour CCTV System
- 3 Phase electricity

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Location

M1 Commerce Park at Markham Vale, Chesterfield, Derbyshire is an excellently located business park which benefits from excellent motorway links being located adjacent to J29A of the M1. The site is less than 500m from Junction 29a of the M1 and provides visibility running parallel along the M1 Motorway stretch.

Description

M1 Commerce Park is strategically located at Junction 29A of the M1, offering a secure, self-contained industrial estate spanning 26 acres. The site features over 60 industrial units totaling 230,000 sq. ft., along with storage yards in various sizes. Tenants benefit from three-phase electricity, a 24-hour CCTV security system, painted walls and floors, LED lighting and roller shutter doors. Additionally, some units are equipped to accommodate cranes.

There are car parking spaces available with the industrial units. Precise number to be agreed.

UNITS AVAILABLE:

Unit 13A - 11,434 Sq Ft - Industrial

Unit 24 - 2,557 Sq Ft - Industrial

Unit 61 - 1,500 Sq Ft - Industrial

Unit 15 - 630 Sq Ft - Industrial

Unit 31 A/C/D - 3,196 Sq ft - Office

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 13A	11,434	1,062.22
Unit 24	2,557	237.55
Unit 61	1,500	139.35
Unit 15	630	58.53
Unit 31 A/C/D	3,196	296.91
TOTAL	11,434 SQ FT	1,062.22 SQ M

Terms

A new lease on terms to be agreed.

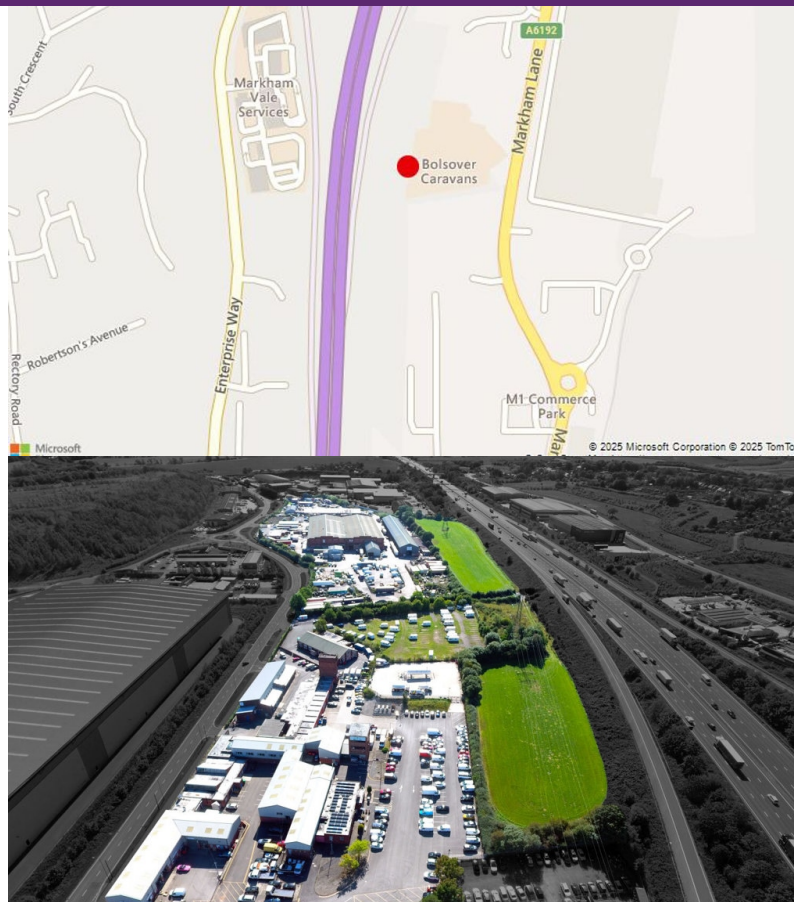
VAT

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

EPC Rating



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (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 CPP nor any other 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 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.



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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