



Modern Unit with Cranes

10,535 Sq Ft (978.7 Sq M)

- HQ Style Facility
- Detached Unit
- Prominent Along Callywhite Lane

Modern Unit with Cranes

10,535 Sq Ft (978.7 Sq M)

Location

The property is located on Callywhite Lane forming part of the established Dronfield Industrial Estate. The estate is easily accessible from Chesterfield Road (B6057), which in turn provides access to the busy main arterial route of the A61. Sheffield City Centre is approximately 7 miles to the north, Chesterfield town centre (5 miles) and Junction 29 of the M1 motorway (8.5 miles) to the south / south east respectively. The surrounding area is home to a variety of occupiers and is popular with commercial uses.

Description

The subject premises provide a well positioned detached unit fronting the popular Callywhite Lane in Dronfield. The unit has been extended and refurbished over time to provide a quality HQ building with a double bay and associated 2 story offices.

Internally the unit provides multiple cranes & loading doors, with 2 x 10t cranes. Additional access is provided leading to the high quality 2 story office and reception area. The property provides direct frontage to Callywhite Lane which leads from the parking/yard area.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	8,943	830.8
Offices	1,592	147.9
TOTAL	10,535 SQ FT	978.7 SQ M

Terms

FRI Terms to be agreed - quoting £73,745 pa (£7 per sq ft).

VAT

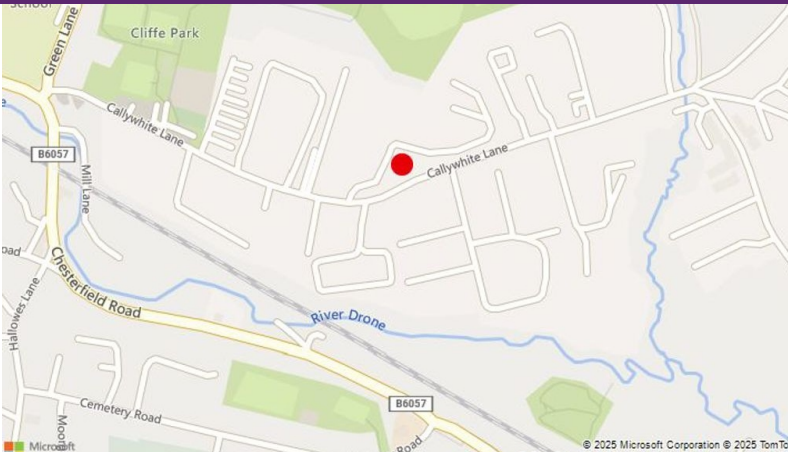
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Current RV of £48,000 with a payable figure of £26,208 based on a UBR of 54.6 p in the £.

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 Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

April 2025



COMMERCIAL PROPERTY PARTNERS

0114 273 8857

www.cpppartners.co.uk

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.