

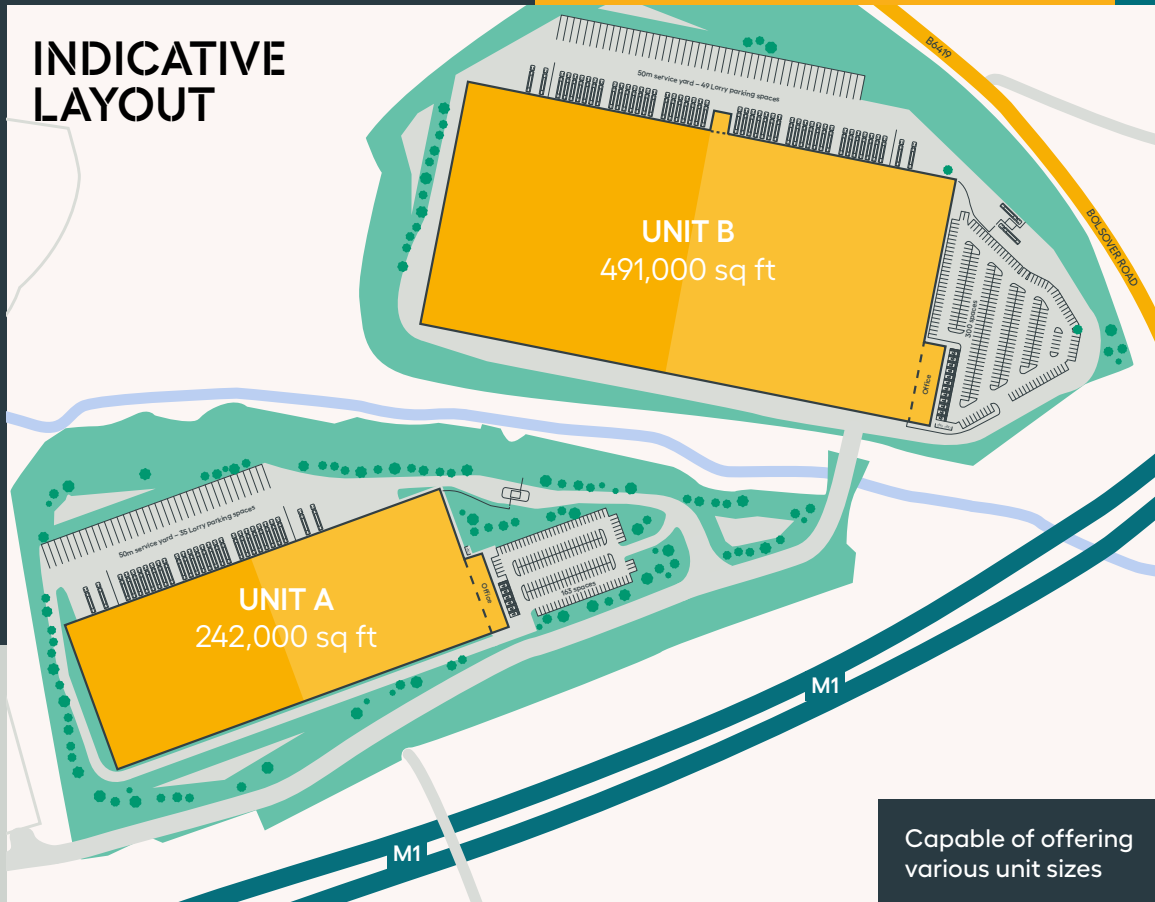


**MARKHAM
VALE**

**S43 3FG
M1, J29A**

Industrial and logistics
units available from
242,000 - 491,000 sq. ft.

INDICATIVE LAYOUT



Capable of offering various unit sizes

SPECIFICATION

- Outline planning consent
- BREEAM Excellent
- 5MVA allocated power load
- High-specification sustainable space
- EPC Rating A
- 50kN/m² floor loading
- Net zero carbon in use capable
- EV charging points
- Photovoltaic roof panels

SCHEDULE OF AREAS

All areas are approximate gross internal

Unit A

- 242,000 sq ft total
- 230,122 sq ft warehouse
- 12,500 sq ft two storey offices
- 163 parking spaces
- 21 dock levellers
- 4 level access doors
- 15m max eaves height

Unit B

- 491,000 sq ft total
- 466,766 sq ft warehouse
- 25,000 sq ft two storey offices
- 300 parking spaces
- 42 dock levellers
- 4 level access doors
- 18m max eaves height



GET CONNECTED

North of established Markham Vale estate

1.2 miles north of Junction 29A of the M1

Chesterfield 5 miles

300,000+ workforce within 30 miles drive

2,200 employed at Markham Vale

/// SECURE.PUTS.VOLUNTEERED

📍 S43 3FG

DRIVE TIMES

Sheffield – 21 miles

Nottingham – 26 miles

Derby – 28 miles

East Midlands Airport – 35 miles

Leeds – 50 miles

Port of Hull – 69 miles



TOBY VERNON
07872 377228
toby@cppartners.co.uk

SEAN BREMNER
07541 505980
sean@cppartners.co.uk



MIKE BAUGH
07785 284994
mike.baugh@cbre.com

DANIELLE RAUNJAK
07714 145984
danielle.raunjak@cbre.com



DEVONSHIRE
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