



## Refurbished Industrial Unit - To Let 3,600 Sq Ft (334.44 Sq M)

- Available Immediately
- Recently refurbished with 2 roller shutter doors
- 500m from Junction 29a M1

# Refurbished Industrial Unit - To Let

## 3,600 Sq Ft (334.44 Sq M)

### 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. The site benefits from a large community of long established occupiers. The site benefits from amenities at the motorway services which are located close by for staff.

### Description

The property comprises a steel portal framed workshop/industrial unit which benefits from two roller shutter doors and internal office accommodation. There is a welfare block comprising toilets for workshop staff. The unit has just undergone a refurbishment program and will benefit from newly painted walls and floors, LED lighting and serviced roller shutter doors.

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

The site also benefits from open storage compounds which are fenced with gated access, hardcore surface.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 6	3,600	334.44
<b>TOTAL</b>	<b>3,600 SQ FT</b>	<b>334.44 SQ M</b>

### Terms

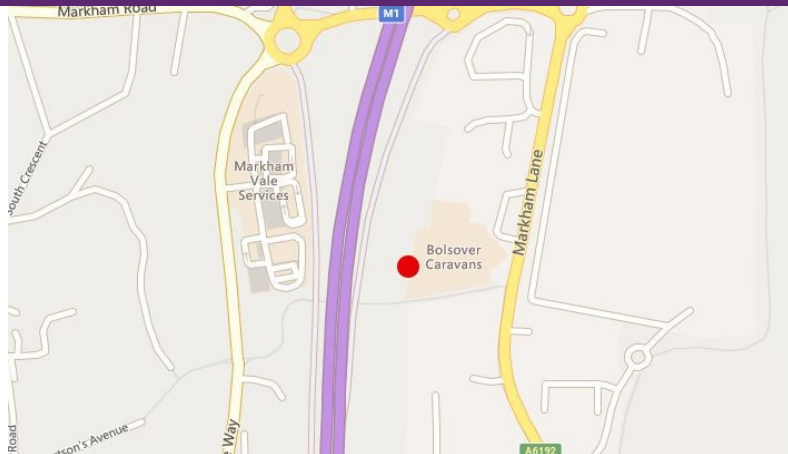
A new lease on terms to be agreed. Quoting rent is £6.50 psf.

### VAT

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

### 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 Max Pickering MRICS      Mr Ed Norris MRICS  
T: 0114 2738857                      T: 0114 270 9160  
M: 07835 059363                      M: 07711 319 339  
E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)      E: [ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)

March 2024



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.