



Modern Warehouse & Offices

16,816 Sq Ft (1,562.21 Sq M)

- Detached Freehold Unit Available
- Prominent Secure Site
- High Quality Offices

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Location

The unit forms part of the Sheepbridge/Chesterfield Industrial Estate fronting Broombank Road in Chesterfield. The unit has prominence along the main road with dedicated access. The unit is 11 miles south of Sheffield centre, along the A61 Dronfield Bypass and a short distance to Junction 29 of the M1 Motorway. The location is an established commercial setting with a number of similar users immediately surrounding the unit.

Description

The property comprises a detached, high quality industrial/warehouse facility and associated office accommodation set within 1.21 acres.

The new warehouse section has recently completed to provide a modern standalone unit of 10m eaves, with ground and dock loading access. The warehouse section is access from a dedicated and secure yard.

The original building has been comprehensively refurbished to provide a highly quality office, reception and meeting rooms. Externally the property provides a number of parking spaces including EV charging points.

The spec includes:-

- 10m eaves
- Ground & Dock loading Access
- LED Lighting
- Large, dedicated & secure Yard.
- High Quality Office Accommodation

Accommodation

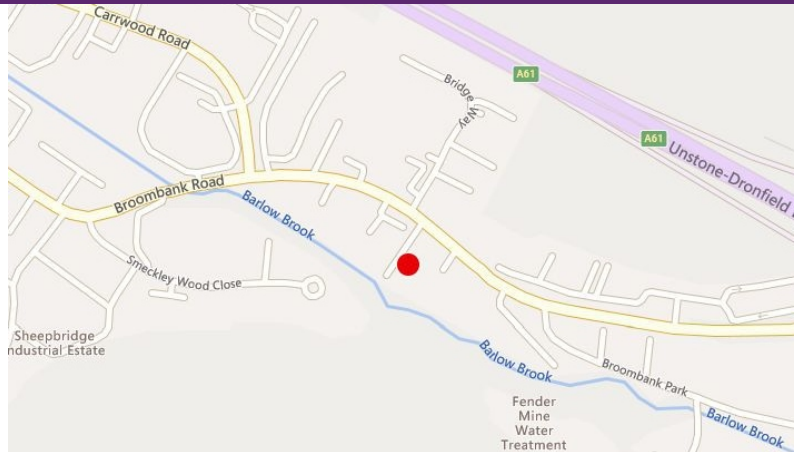
DESCRIPTION	SQ FT	SQ M
High Bay Warehouse	11,663	1,083.49
Offices	5,153	478.71
TOTAL	16,816 SQ FT	1,562.21 SQ M

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 Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cppartners.co.uk

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cppartners.co.uk

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