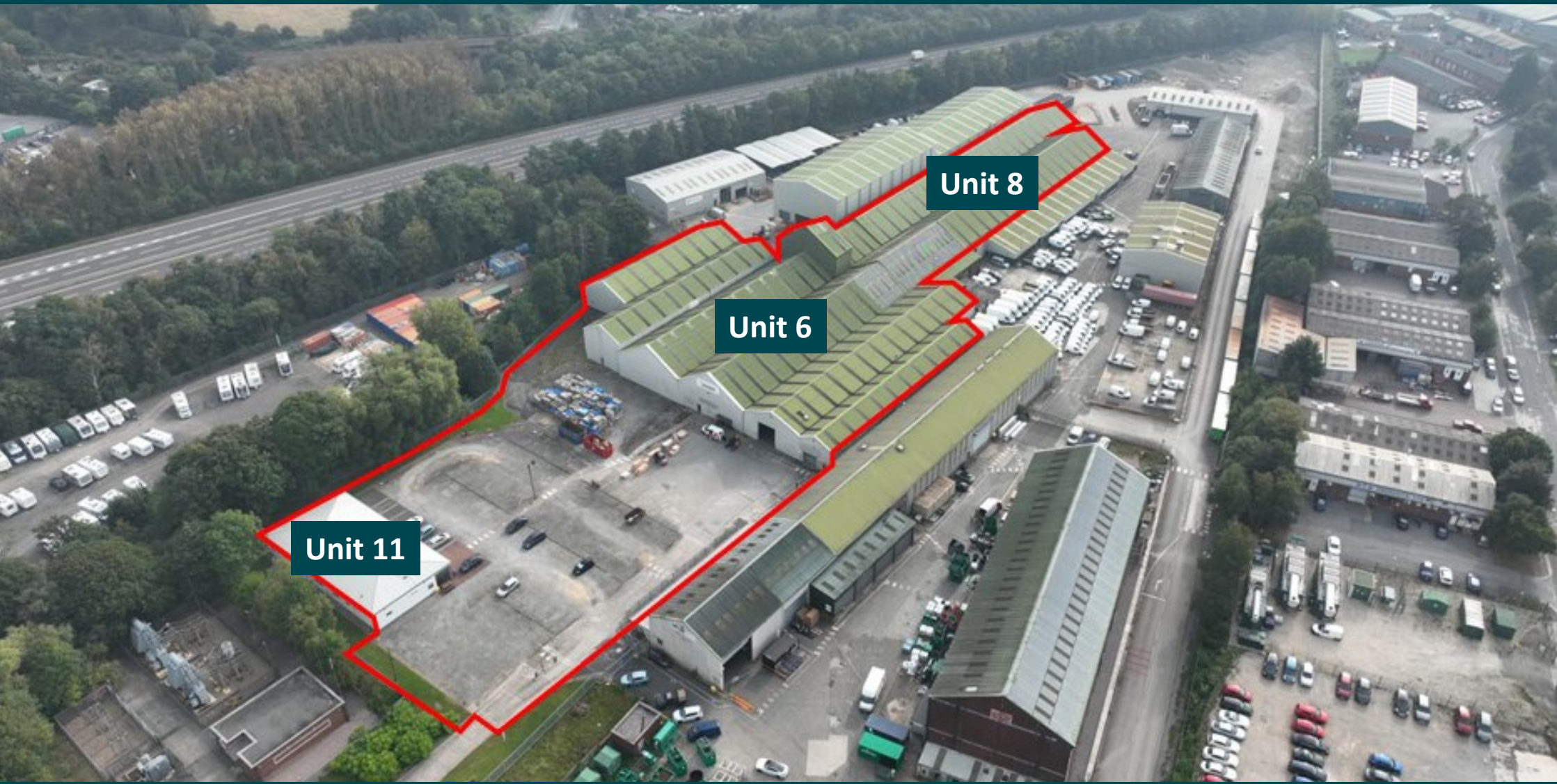


TO LET.

Industrial / Manufacturing / Distribution Accommodation with Ancillary Office Accommodation.



**Units 6, 8 & 11, Sheepbridge Works, Sheepbridge Lane,
Chesterfield, S41 9RX – 100,739 sq ft (9,358.9 sq m).**

Location.

The available accommodation is located within the Sheepbridge area of Chesterfield, fronting directly on to Sheepbridge Lane.

Sheepbridge Lane provides direct access to the Chesterfield Dronfield Bypass (A61), providing access into Sheffield to the North and out to the M1 Motorway at Junction 29 and also Junction 30 of the M1 Motorway.

Sheepbridge is one of Chesterfield's principle industrial areas and is home to a mixture of industrial and warehousing, trade, office and showroom occupiers including JCT, Peak Oils, Superior Spas, Inspirepac and GLC Products.

Description.

Sheepbridge Works provides a complex of industrial / manufacturing accommodation which has been subdivided to provide a number of individual units.

Unit 6 & 8 are available as a single unit, with the ability to be subdivided, if required. Unit 11 provides a detached single storey office.

The accommodation is finished to a specification to include the following:

- Lighting throughout
- Full height loading doors to front and rear elevation
- Dedicated car parking / yard to the front of the premises (unit 6)
- Loading to the rear of the premises
- Detached modern office accommodation (Unit 11)
- Secure site
- Connections to all mains services



Accommodation.

From the measurements provided, we understand that the accommodation provides the following gross internal floor area:

Description	Sq M	Sq Ft
Unit 6 & 8 Warehouse	8,923.4	96,051
Unit 11 – Office	435.5	4,688
Total	9,358.9	100,739

Unit 6 & 8 are available as a single unit, with the ability to be subdivided, if required.

Terms.

The accommodation is available to let by way of a new occupational lease on terms to be agreed.

Rent upon application.

EPC.

The property has an Energy Performance Certificate (EPC) rating of

Unit 6 / 8 – C56
Unit 11 – C53

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.





Indicative Layout.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated August 2023. Photographs dated 2018.

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