

TO LET.

Good Quality Industrial / Warehouse Unit.



Unit 7, Woodsome Park, Moore Close, Holmewood, Chesterfield, S42 5UX.

3,132 sqft.

Location.

Woodsome Park is ideally located approximately 1.5 miles West of Junction 29 of the M1 Motorway, forming part of the established Holmewood Industrial Park.

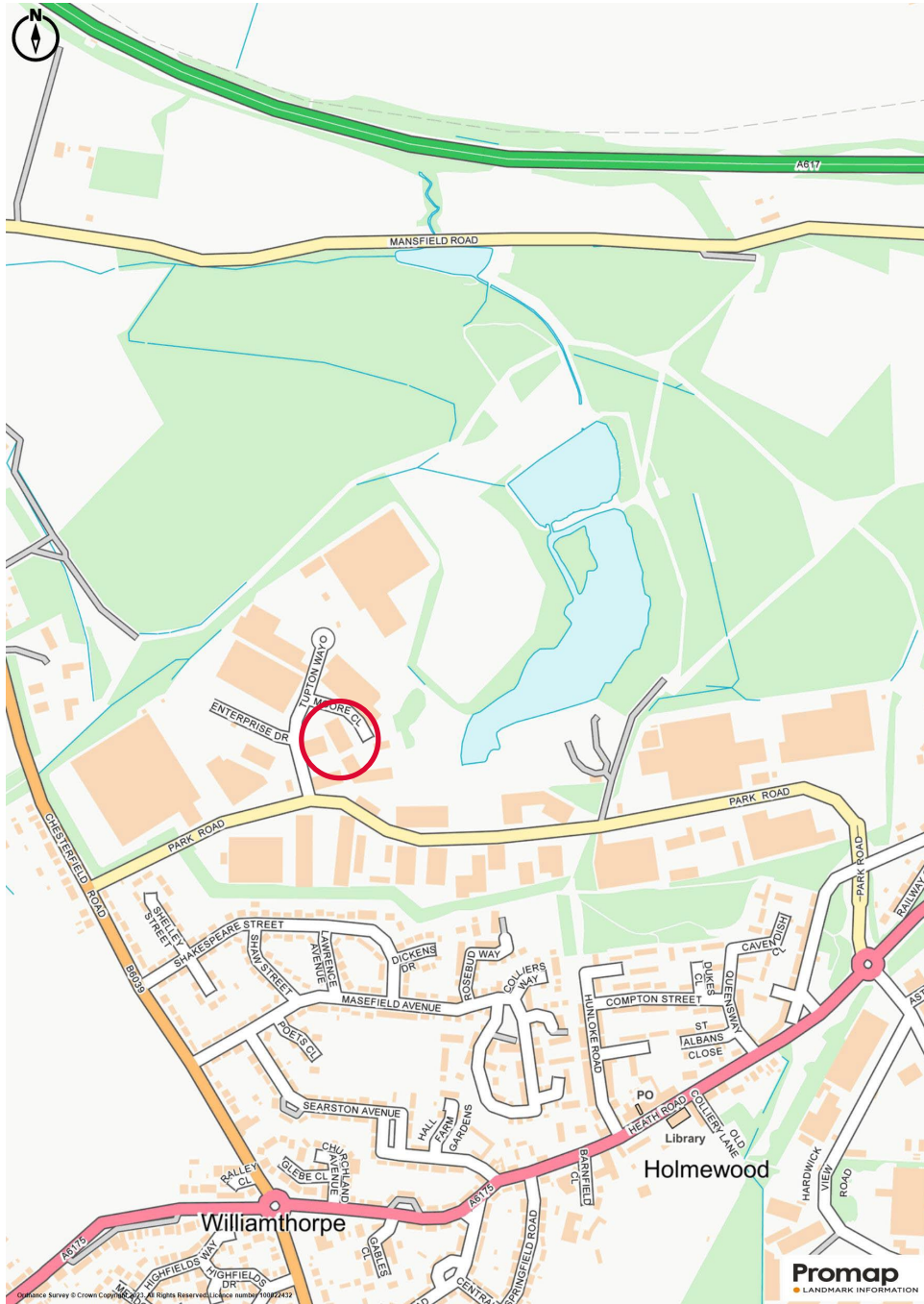
Holmewood Industrial Park is easily accessible to Chesterfield and Mansfield and through to the M1 at Junction 29, which provides direct access to Sheffield to the North and Derby and Nottingham to the South.

Woodsome Park is situated at the end of Moore Close, off Park Road, which is the main spine road through to Holmewood estate.

Description.

The available accommodation comprises a detached industrial unit, finished to a modern specification to include the following:-

- Full height roller shutter loading door
- Separate personnel entrance
- WC facilities
- 5.5m eaves
- Connections to all mains services
- Set within a secure site
- Fitted offices to first floor
- Mezzanine floor, which could be removed



Accommodation.

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

Description	Sq M	Sq Ft
Ground Floor	225.70	2,429
First Floor	65.29	703
Total	290.99	3,132
<i>Mezzanine</i>	<i>50</i>	<i>540</i>

Quoting Rent.

The quoting rent is £7.00 per sq ft per annum exclusive.

Terms.

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

Rateable Value.

The premises have a Rateable Value of 13,500

Rates payable are 49.9p in the £ for 2023/2024

Interested parties may qualify for small business relief and are advised to make their own enquiries within the local rating authority.

EPC.

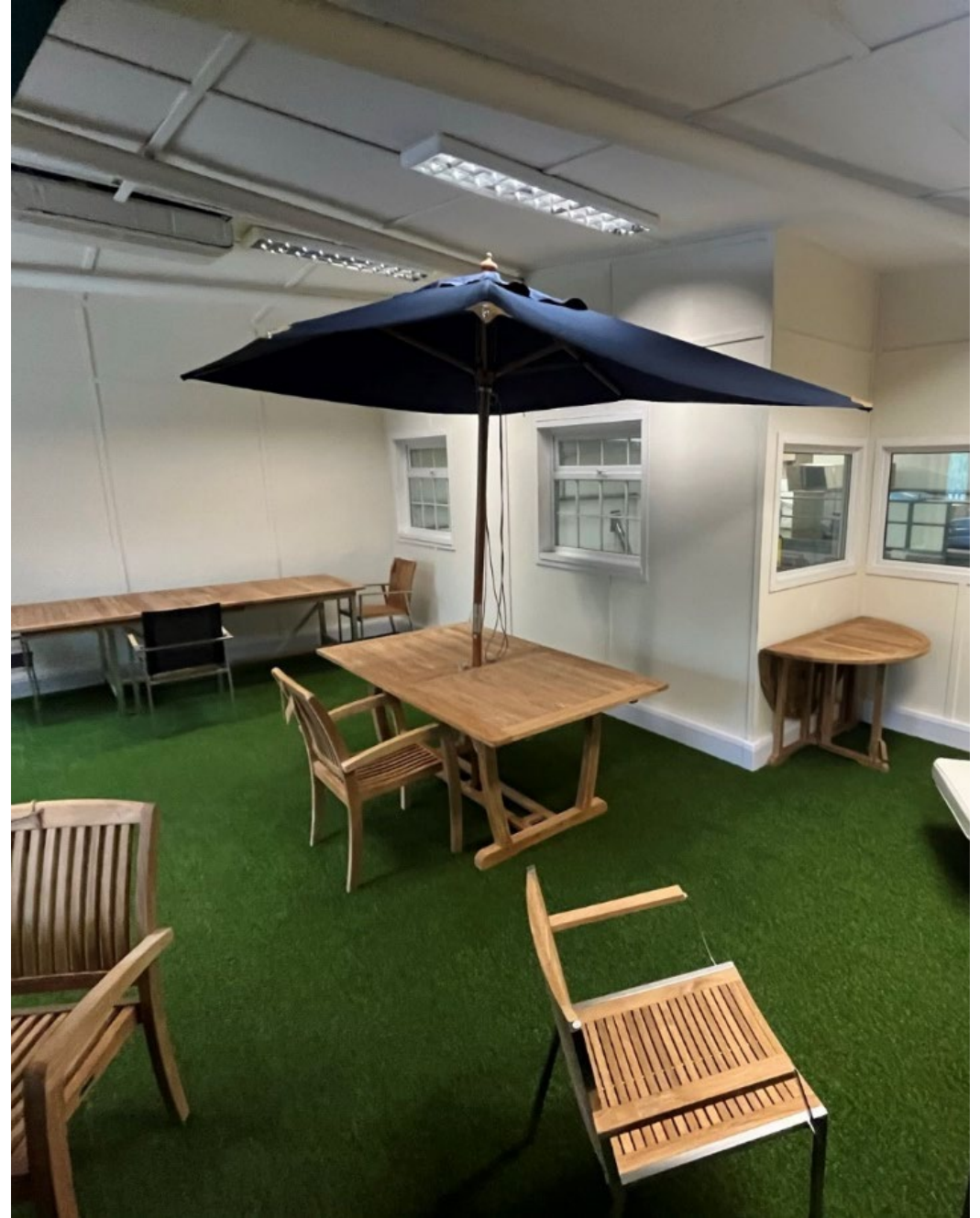
The property has an Energy Performance Certificate (EPC) rating of E120

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.



Contact.



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

Rebecca Schofield

+44 114 272 9750
rebecca.schofield@knightfrank.com

Jack Whiting

+44 114 272 9750
jack.whiting@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. 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: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent 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.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs dated September 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

