

# To Let / For Sale.

*Brand New High Specification Industrial / Warehouse Units.*



*CGI of Finished Look*



**Wingfield View Business Park, Claycross, Chesterfield, S45 9HX.**  
*Units ranging in size from 1,550 sq ft – 30,270 sq ft.* *Available Q2 2023.*

# Location.

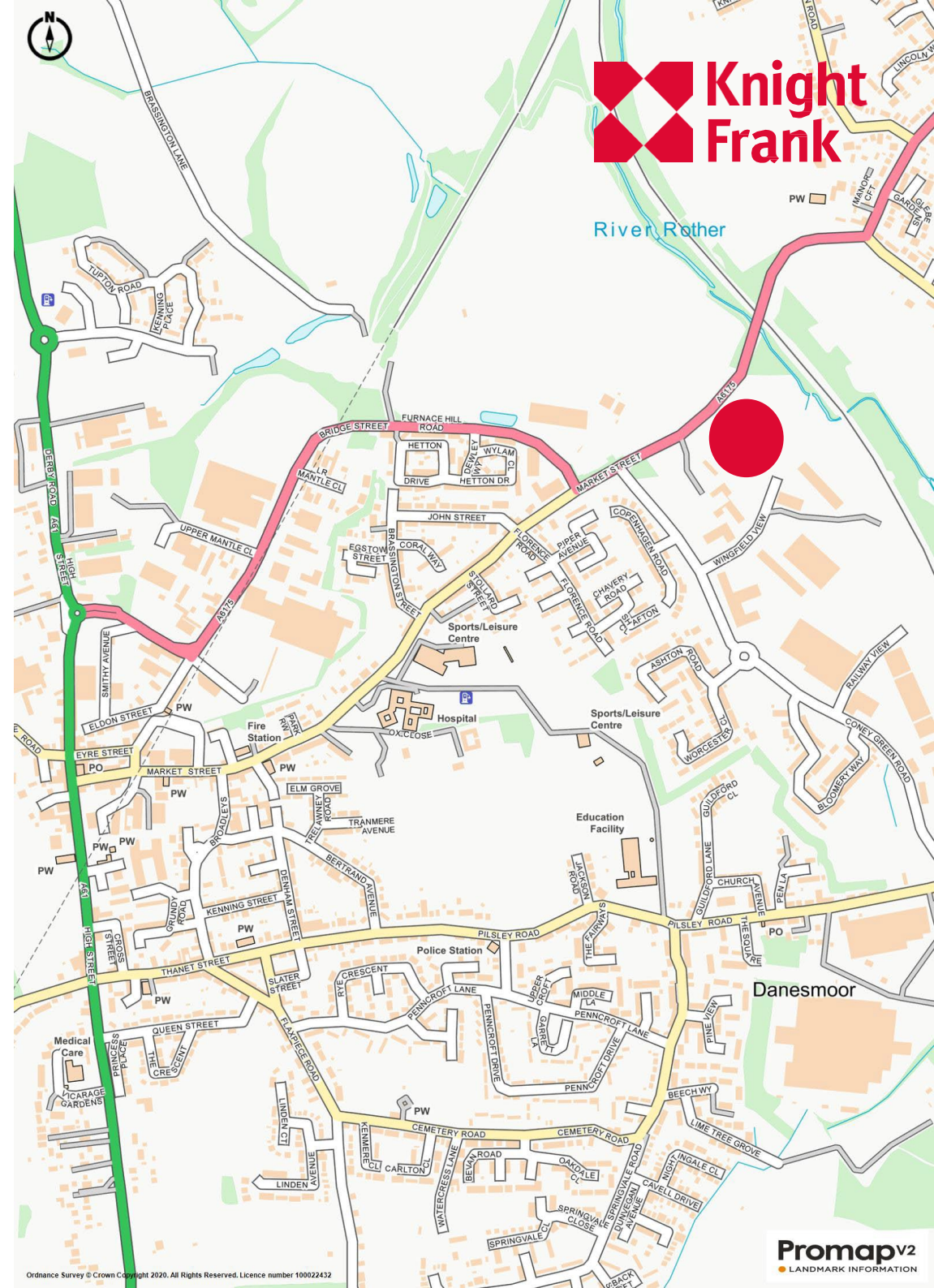
Wingfield View Business Park is situated prominently fronting the A6175 to the north east of Clay Cross, a town forming part of the wider Chesterfield conurbation within North East Derbyshire. The site benefits from excellent road communications with the A6175 offering direct access to Junction 29 M1 Motorway within a 10 minute drive, and also affording access to the A61 which forms the main arterial route linking the town to Chesterfield and beyond to Sheffield to the north and links to the A38 to the south.

The locality offers an established commercial location, with the Coney Green Business Centre being located adjacent to the site and a range of other commercial uses nearby. The area boasts occupiers such as Wera Tools Ltd, Carlton Technologies Ltd and Seeker UK.

# Description.

The units will provide the highest standard of industrial / warehousing space available to buy or rent. The full specification is available upon request, but the key features will include:

- Full height roller shutter access
- 6-8m eaves height
- 3 phase power
- Glazed reception entrance way with personnel door
- Additional yard and car parking



## Accommodation.

Unit	Sq M	Sq Ft	Availability
2A	640	6,894	Under Offer
2B	1,121	12,063	Under Offer
2C	284	3,062	Available
2D	282	3,034	Available
3A	260	2,797	Available
3B	194	2,091	Available
3C	194	2,091	Available
3D	194	2,091	Available
3E	196	2,115	Available
4	1,039	11,184	Under Offer
5A	254	2,738	Under Offer
5B	255	2,743	
5C	256	2,760	
6A	254	2,738	Under Offer
6B	255	2,743	Under Offer
6C	256	2,760	Under Offer

## Planning.

An outline planning is in place for the construction of B2 (General Industrial), B8 (Storage and Distribution) and Use Class E uses.

## Services.

All mains water, gas, electricity (3 phase) and drainage will be connected to the site. A higher electricity loading supply can be made available in the vicinity at modest additional cost. Further details are available upon request.

## Service Charge.

A nominal service charge will be payable towards the upkeep and maintenance of the common areas of the estate once fully developed.

## VAT.

VAT is applicable on the price / rent and service charge due at the prevailing rate.

## EPC.

The EPC ratings of the buildings will be confirmed once constructed with a likely rating of A.

# Indicative Site Plan.





**Images for indicative purposes only.**

# Contact.

For further information, or to arrange a viewing, please contact Joint Agents:

## KNIGHT FRANK LLP

### Harry Orwin – Allen

+44 114 272 9750

+44 7467 912 623

[Harry.orwin-allen@knightfrank.com](mailto:Harry.orwin-allen@knightfrank.com)

## FHP

### Darran Severn

+44 115 841 4798

+44 7917 460 031

[Darran@fhp.co.uk](mailto:Darran@fhp.co.uk)

#### 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 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 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 November 2022. Photographs dated 15 December 2020.

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.

