



3, 4 & 5 Sheepbridge Lane, Chesterfield, S41 9QD

£8,250 Per Calendar Month



# 3, 4 & 5 Sheepbridge Lane

Chesterfield, S41 9QD

PROMINENTLY SITUATED OPEN SPAN WAREHOUSING, YARD AND PREMISES OF 24,426 SQ. FT. (2,268.223 SQ. M) GIA ON A 1.09 ACRE SITE.

Very prominently situated warehousing, offices and premises offering 24, 426 sq. ft. (2,268.223 sq. m) total GIA over three buildings within a 1.09 acre site allowing excellent potential, and considered suitable for a wide variety of uses.

Available to let – term and terms negotiable.

Early possession available.

RENTAL GUIDE : £8,250 per calendar month exclusive

£8,250 Per Calendar Month



LESSORS:

VIEWING:

SERVICES:

TERMS:

RENT REQUIRED:

NON-DOMESTIC RATES

LOCAL AUTHORITY:

VALUE ADDED TAX:

REFERENCES:

IDENTIFICATION:

POSSESSION:

COSTS:

SOLICITORS:



LOCATION:

DIRECTIONS:

GENERAL:

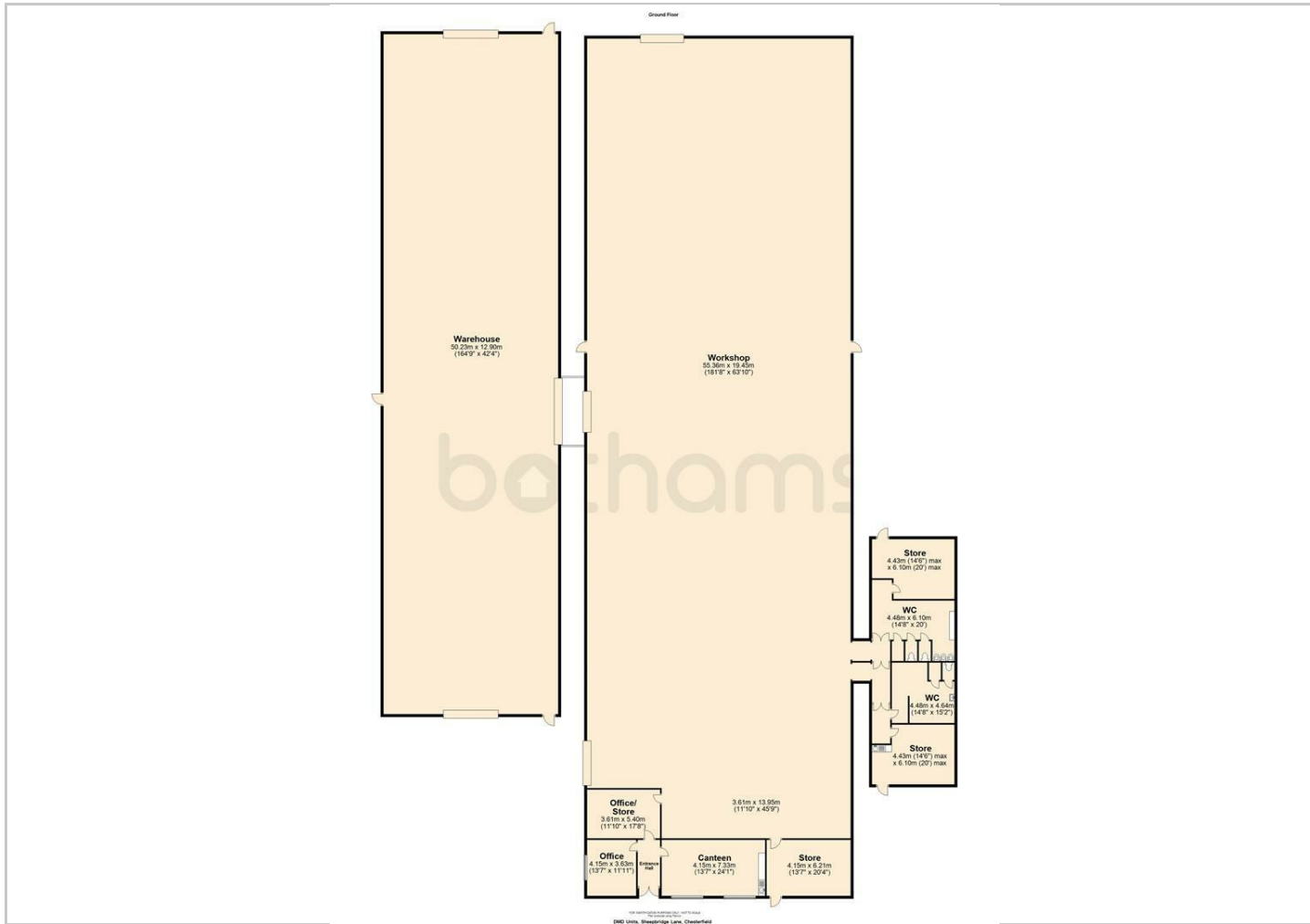
Outside

Directions

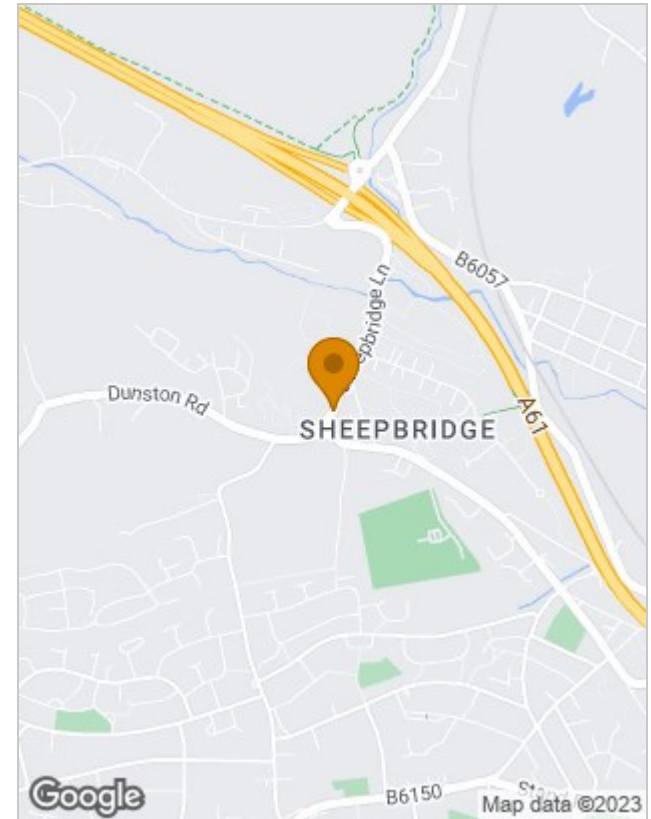




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.