



## **INDUSTRIAL**

**£25,000 P.A.X**

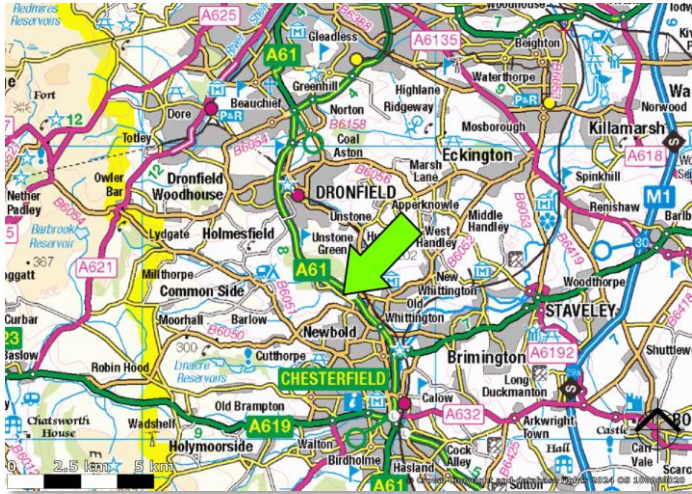
Unit 5 Westwick Park,  
Broombank Road  
Chesterfield – S41 9QJ

- 4,392 sq ft (408 sq m)
- Modern warehouse space under refurbishment.
- Excellent access to the A61
- New 4.2m high loading door
- Extensive first floor offices / storage



## LOCATION

The building is located to the south side of the A61 and front onto Broombank Road just over 500m from the slip road of the A61 Unstone-Dronfield By-Pass



## DESCRIPTION

The premises provide modern refurbished well located warehouse/industrial space with first floor offices. There are WC facilities on both the ground and first floor.

- New roller shutter loading door
- New personnel doors and windows
- New gutters
- Redecorated internally
- Freshly painted floors
- Cladding protection
- New boundary fence and gate

## ACCOMMODATION

DESCRIPTION	(sq.m)	(sq.ft)
Unit 5 Ground Floor	231.31	2,490
Unit 5 FF Offices	176.70	1,902
<b>TOTAL</b>	<b>408.01</b>	<b>4,392</b>

## LEASE TERMS

The premises are available on new effective full repairing and insuring leases for a minimum term of 5 years at £25,000 per annum exclusive.

## BUSINESS RATES

The unit currently forms part of a larger assessment - Unit 5 RV is TBC

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

## VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent and other charges.

The landlord will recharge the costs of clearing rainwater goods and maintaining external grounds.

## EPC RATING – C

A full copy of the EPC is available to download from our website.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents

## Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email [philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)

## DISCLAIMER

February 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG

is or other built structures  
 ying is NOT regulated or  
 Surveyor should be appointed



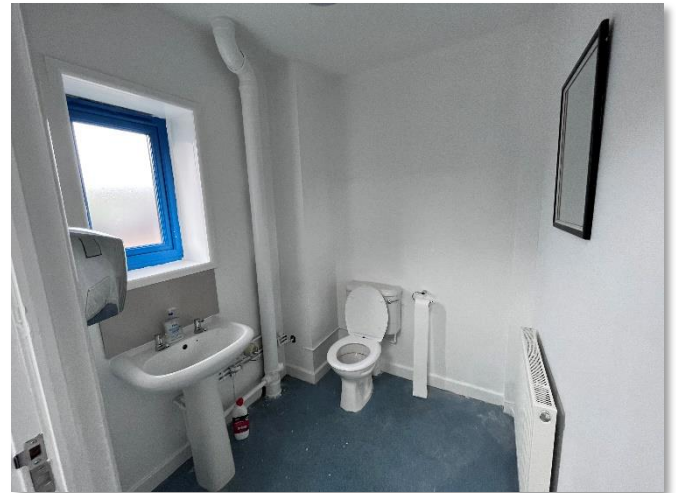
G Gully  
 MH Manhole  
 DP Down Pipe  
 S Sign



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