



INDUSTRIAL

£595,000 + VAT

Units 6A,B,D Hema Works

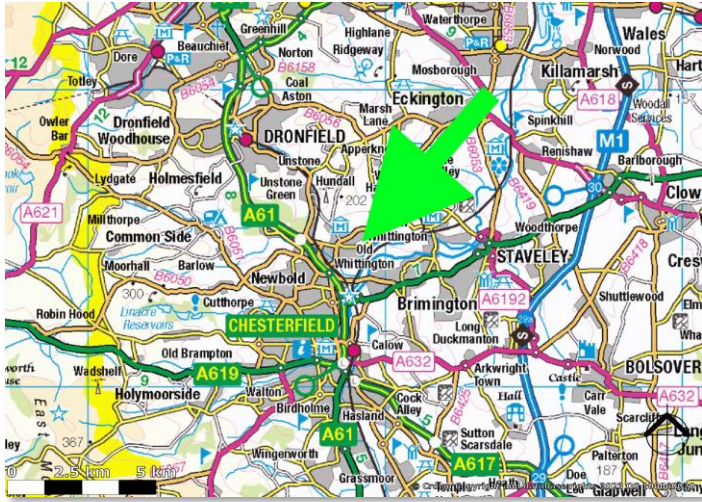
Station Lane

Chesterfield – S41 9QE

- 8,345 sq ft (775.21 sq m) + Mezz
- FREEHOLD – with VP
- Eaves approx. 4.4 metres
- Front roller shutter and rear side concertina door
- Yard/parking to front plus access from rear
- Modern office bay

LOCATION

The property is located on Station Lane at Old Whittington approx. 1 mile from Whittington Moor roundabout and the A61. The A61 provides easy access to the trunk road network with Chesterfield Town centre to the south and south Sheffield to the north via the bypass.



DESCRIPTION

The premises comprise a main bay with mezzanine with rooms below. In addition there is an attached office block providing a range of high quality offices.

The main bay has a front roller shutter loading door and a rear concertina loading door in the side with an open access into a covered loading area. The unit has a 3 phase power supply.

PRICE

The property is available freehold at **£595,000**. VAT is payable.

VAT and COSTS

Each party is to be responsible for their own costs. VAT is payable on the purchase price.

BUSINESS RATES

The premises have 3 rating assessments as follows:

Unit 6A - £7,400

Unit 6B - £22,750

Unit 6D - £2,950

ACCOMMODATION – See website for plan downloads

DESCRIPTION	(sq.m)	(sq.ft)
Main	591.70	6,369
Main offices	127.52	1,373
Additional offices and loading bay	55.99	603
Mezzanine	66.65	717
Total Excl Mezz	775.21	8,345

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 agents

Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email 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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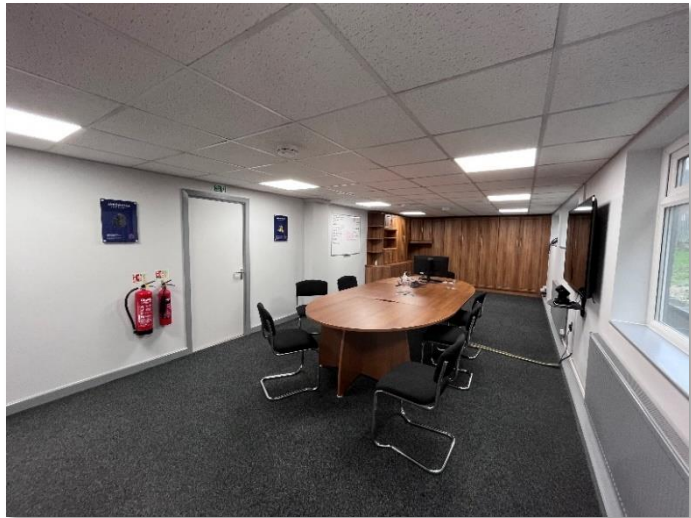
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