



INDUSTRIAL

From £17,000 P.A.X

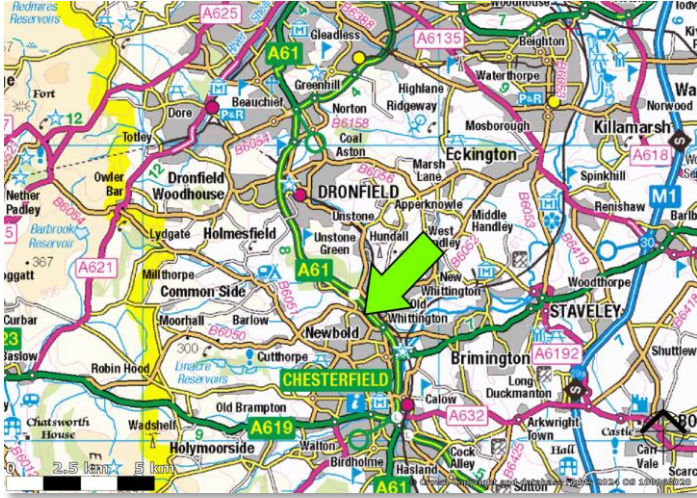
Units 3 and 4 Foxwood Park,
Foxwood Close

Chesterfield – S41 9RB

- From 1,873 sq ft to 3,789 sq ft
- High quality industrial units
- Eaves height max - 6.8m min - 5.8m
- Well located popular industrial estate
- Allocated parking spaces
- Suitable for a variety of uses

LOCATION

The premises are situated on an established industrial park in a popular location a short distance from the A61 (Dronfield bypass). The location provides easy access to both Chesterfield and Sheffield and the wider trunk road network and M1 beyond.



DESCRIPTION

Please see layout plan on the brochure/website.

The units provide modern warehouse space suitable for a variety of uses.

Both units are self-contained and both have an accessible WC.

The units both have roller shutter loading doors which are 3m wide x 3.6m high with separate personnel doors.

The units are available separately or together.

Unit 3 has 3 allocated parking spaces and Unit 4 has 2 allocated parking spaces.

ACCOMMODATION

Description	(sq.m)	(sq.ft)
Ground Floor Unit 3	178	1,916
Ground Floor Unit 4	174	1,873
TOTAL	352	3,789

EPC RATINGS - B

A full copy of the EPC's are available for download from our website.

LEASE TERMS

The properties are available by way of a new full repairing and insuring leases for a minimum term of 5 years at an initial rent of:

Unit 3 - £17,500 per annum exclusive

Unit 4 - £17,000 per annum exclusive

BUSINESS RATES

The premises have a rateable values of

Unit 3 - £11,000

Unit 4 - £10,000

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. There is a service charge currently based on £0.50 per sq ft per annum. Buildings insurance is recovered in addition to this.

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 -

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email philip@rensurveyors.co.uk

DISCLAIMER - March 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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Sheffield 01142 992518

Bakewell 01629 888268

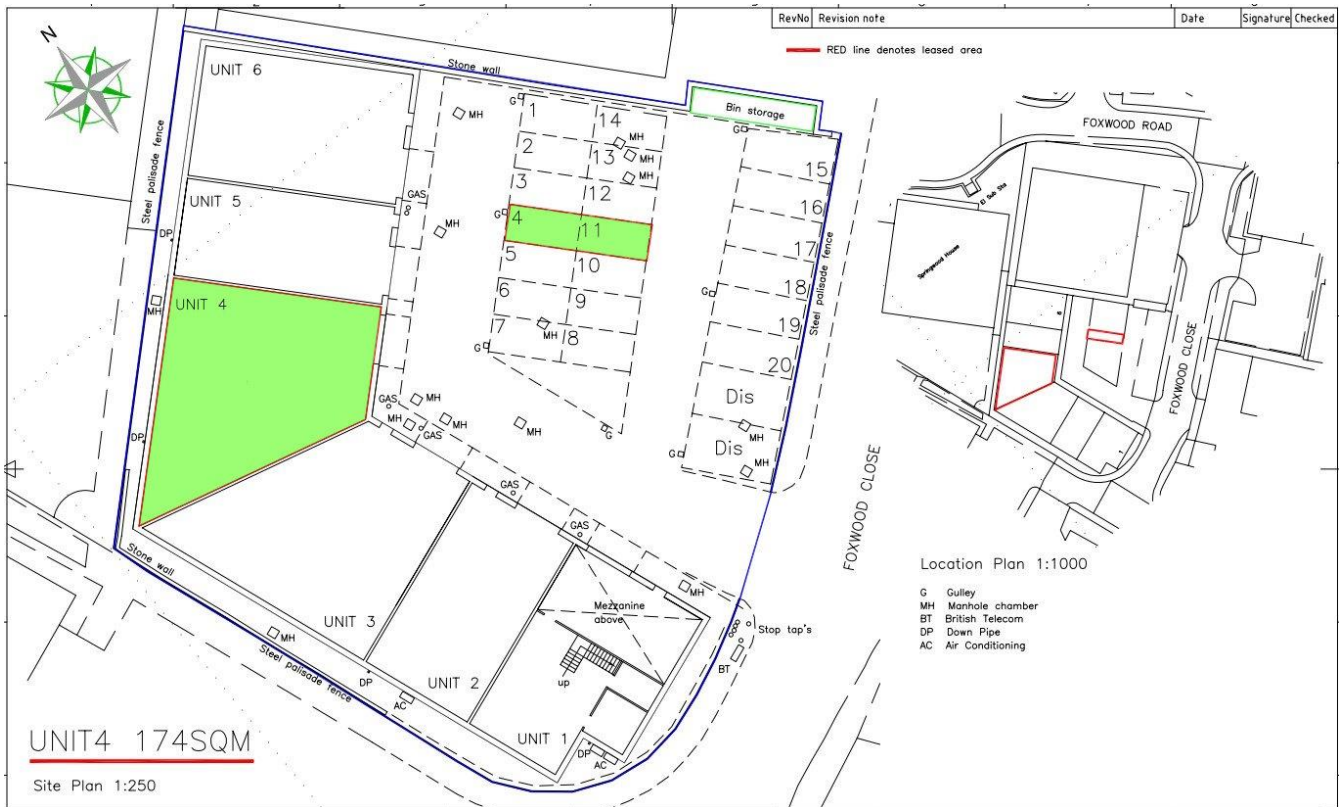
Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG

Plans for identification only



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