

# New trade counter/warehouse development with units ready Q3/Q4 2025

136m<sup>2</sup> to 1,783m<sup>2</sup>  
(1,470ft<sup>2</sup> to 19,196ft<sup>2</sup>)

- High quality new build industrial/warehouse units
- Prominently located off the A61
- Units ready for occupation in Q4 2025
- Occupiers on the site include McDonald's, Costa Coffee, Starbucks, Home Bargains and Marston's Pub
- Adjacent to over 350 new St Modwen Homes
- Available to lease



**TO LET**



Location



Gallery



Contact





## Location

The site is located directly off the A61 Derby Road in Clay Cross, which is approximately 5 miles south of Chesterfield Town Centre. The site is only a 10 minute drive time from Junction 29 of the M1 motorway.

The site forms part of a mixed use development which includes a Marston's Pub, McDonald's Drive thru, Costa Coffee, Home Bargains and St Modwen Homes residential development.

## The Opportunity

The site has a range of trade and warehouse units available To Let. The opportunity is to gain a position on Clay Cross's new and main trading estate amongst some of the best known occupiers in the industry.

## Timing

Planning has been approved with reference number 22/00523/FL. The scheme will begin construction with a proposed completion of Q3 / Q4 2025.

## Green Credentials

- Excellent Energy Performance (EPC) ratings
- Green space and landscaped areas
- EV Car Charging points







## Accommodation and Rents

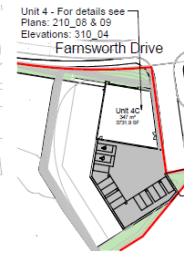
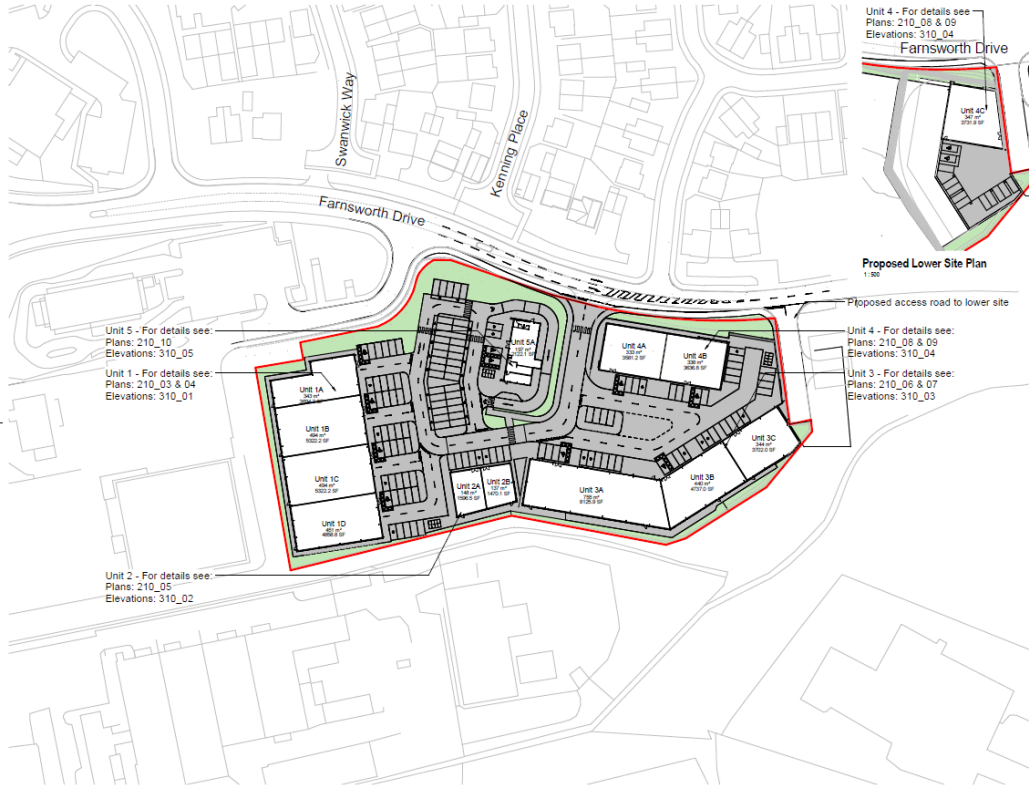
Unit	Ft <sup>2</sup>	Rent per ft <sup>2</sup>	
1A	3,694	£9.50	£35,093
1B	5,322	£9.50	£50,559
1C	5,322	£9.50	£50,559
1D	4,859	£9.50	£46,160
2A	1,597	£16.00	£25,552
2B	1,470	£16.00	£23,520
3A	8,125	Under Offer	
3B	2,046	Under Offer	
3C	3,702	£10.00	£37,020
4A	3,581	£10.00	£35,810
4B	3,637	£10.00	£36,370
4C	3,732	£10.00	£37,320
5A	2,122	Under Offer	

## Service Charge

There will be a small service charge for the upkeep and maintenance of the common elements of the estate.

## VAT

VAT is applicable on the rent, insurance and service charge due.



**NOTES**

1. All dimensions are to be taken from the centre line of the road unless otherwise stated.
2. All elevations are to be taken from the datum of 100m above sea level.
3. All areas are to be taken from the centre line of the road unless otherwise stated.
4. All areas are to be taken from the centre line of the road unless otherwise stated.
5. All areas are to be taken from the centre line of the road unless otherwise stated.
6. All areas are to be taken from the centre line of the road unless otherwise stated.
7. All areas are to be taken from the centre line of the road unless otherwise stated.
8. All areas are to be taken from the centre line of the road unless otherwise stated.
9. All areas are to be taken from the centre line of the road unless otherwise stated.
10. All areas are to be taken from the centre line of the road unless otherwise stated.



1. Architectural Services Limited and Design	08000 04 476
2. Planning Services Limited	01273 55 111
3. Quantity Surveyors and Planning Consultants	01273 55 111
4. Environmental Impact Assessment Consultants	01273 55 111
5. Structural Engineers and Building Services	01273 55 111
6. Mechanical and Electrical Engineering Services	01273 55 111
7. Civil Engineering and Surveying Services	01273 55 111
8. Landscape Architecture and Planning Services	01273 55 111
9. Environmental Impact Assessment Consultants	01273 55 111
10. Structural Engineers and Building Services	01273 55 111
11. Mechanical and Electrical Engineering Services	01273 55 111
12. Civil Engineering and Surveying Services	01273 55 111
13. Landscape Architecture and Planning Services	01273 55 111
14. Environmental Impact Assessment Consultants	01273 55 111
15. Structural Engineers and Building Services	01273 55 111
16. Mechanical and Electrical Engineering Services	01273 55 111
17. Civil Engineering and Surveying Services	01273 55 111
18. Landscape Architecture and Planning Services	01273 55 111
19. Environmental Impact Assessment Consultants	01273 55 111
20. Structural Engineers and Building Services	01273 55 111
21. Mechanical and Electrical Engineering Services	01273 55 111
22. Civil Engineering and Surveying Services	01273 55 111
23. Landscape Architecture and Planning Services	01273 55 111
24. Environmental Impact Assessment Consultants	01273 55 111
25. Structural Engineers and Building Services	01273 55 111
26. Mechanical and Electrical Engineering Services	01273 55 111
27. Civil Engineering and Surveying Services	01273 55 111
28. Landscape Architecture and Planning Services	01273 55 111
29. Environmental Impact Assessment Consultants	01273 55 111
30. Structural Engineers and Building Services	01273 55 111
31. Mechanical and Electrical Engineering Services	01273 55 111
32. Civil Engineering and Surveying Services	01273 55 111
33. Landscape Architecture and Planning Services	01273 55 111
34. Environmental Impact Assessment Consultants	01273 55 111
35. Structural Engineers and Building Services	01273 55 111
36. Mechanical and Electrical Engineering Services	01273 55 111
37. Civil Engineering and Surveying Services	01273 55 111
38. Landscape Architecture and Planning Services	01273 55 111
39. Environmental Impact Assessment Consultants	01273 55 111
40. Structural Engineers and Building Services	01273 55 111
41. Mechanical and Electrical Engineering Services	01273 55 111
42. Civil Engineering and Surveying Services	01273 55 111
43. Landscape Architecture and Planning Services	01273 55 111
44. Environmental Impact Assessment Consultants	01273 55 111
45. Structural Engineers and Building Services	01273 55 111
46. Mechanical and Electrical Engineering Services	01273 55 111
47. Civil Engineering and Surveying Services	01273 55 111
48. Landscape Architecture and Planning Services	01273 55 111
49. Environmental Impact Assessment Consultants	01273 55 111
50. Structural Engineers and Building Services	01273 55 111
51. Mechanical and Electrical Engineering Services	01273 55 111
52. Civil Engineering and Surveying Services	01273 55 111
53. Landscape Architecture and Planning Services	01273 55 111
54. Environmental Impact Assessment Consultants	01273 55 111
55. Structural Engineers and Building Services	01273 55 111
56. Mechanical and Electrical Engineering Services	01273 55 111
57. Civil Engineering and Surveying Services	01273 55 111
58. Landscape Architecture and Planning Services	01273 55 111
59. Environmental Impact Assessment Consultants	01273 55 111
60. Structural Engineers and Building Services	01273 55 111
61. Mechanical and Electrical Engineering Services	01273 55 111
62. Civil Engineering and Surveying Services	01273 55 111
63. Landscape Architecture and Planning Services	01273 55 111
64. Environmental Impact Assessment Consultants	01273 55 111
65. Structural Engineers and Building Services	01273 55 111
66. Mechanical and Electrical Engineering Services	01273 55 111
67. Civil Engineering and Surveying Services	01273 55 111
68. Landscape Architecture and Planning Services	01273 55 111
69. Environmental Impact Assessment Consultants	01273 55 111
70. Structural Engineers and Building Services	01273 55 111
71. Mechanical and Electrical Engineering Services	01273 55 111
72. Civil Engineering and Surveying Services	01273 55 111
73. Landscape Architecture and Planning Services	01273 55 111
74. Environmental Impact Assessment Consultants	01273 55 111
75. Structural Engineers and Building Services	01273 55 111
76. Mechanical and Electrical Engineering Services	01273 55 111
77. Civil Engineering and Surveying Services	01273 55 111
78. Landscape Architecture and Planning Services	01273 55 111
79. Environmental Impact Assessment Consultants	01273 55 111
80. Structural Engineers and Building Services	01273 55 111
81. Mechanical and Electrical Engineering Services	01273 55 111
82. Civil Engineering and Surveying Services	01273 55 111
83. Landscape Architecture and Planning Services	01273 55 111
84. Environmental Impact Assessment Consultants	01273 55 111
85. Structural Engineers and Building Services	01273 55 111
86. Mechanical and Electrical Engineering Services	01273 55 111
87. Civil Engineering and Surveying Services	01273 55 111
88. Landscape Architecture and Planning Services	01273 55 111
89. Environmental Impact Assessment Consultants	01273 55 111
90. Structural Engineers and Building Services	01273 55 111
91. Mechanical and Electrical Engineering Services	01273 55 111
92. Civil Engineering and Surveying Services	01273 55 111
93. Landscape Architecture and Planning Services	01273 55 111
94. Environmental Impact Assessment Consultants	01273 55 111
95. Structural Engineers and Building Services	01273 55 111
96. Mechanical and Electrical Engineering Services	01273 55 111
97. Civil Engineering and Surveying Services	01273 55 111
98. Landscape Architecture and Planning Services	01273 55 111
99. Environmental Impact Assessment Consultants	01273 55 111
100. Structural Engineers and Building Services	01273 55 111



Preliminary  
 Planning  
 Outline  
 Tender  
 Construction  
 Handover

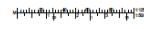
DATE	SCALE	BY	CHECKED BY
30/03/22	1:500	DKU	ATZ

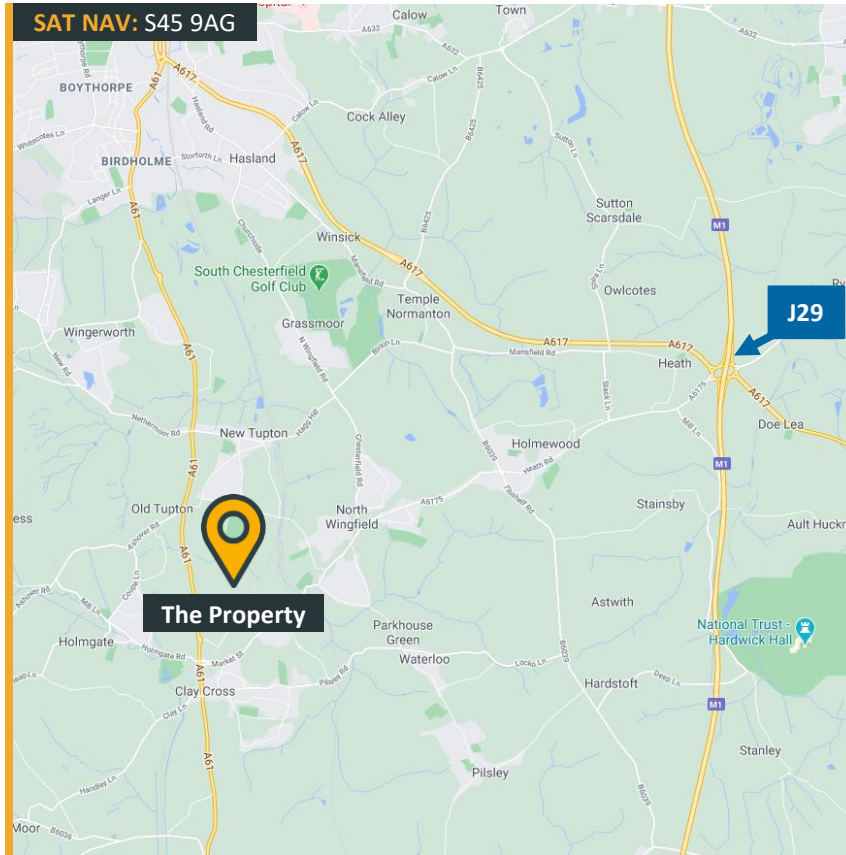
Egston Park  
Clay Cross, CHESTERFIELD, S45 9JA

Proposed Site Plan

REV	DATE	BY	CHKD	REASON
1	21/04/22	DKU	ATZ	Issue for Planning

**Proposed Site Plan**  
1:500





## Service Charge

There will be a small service charge for the upkeep and maintenance of the common elements of the estate

## VAT

VAT is applicable on the rent, insurance and service charge due.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

### Darran Severn

07917 460 031

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

### Harry Gamble

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)

Alternatively, you can contact our joint agent Knight Frank on 0114 272 9750.



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street, Nottingham, NG1 5BG

North Point, Cardinal Square, 10  
Nottingham Road, Derby, DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

18/03/2025