

Unit 2A Railway View Business Park | Clay Cross | Chesterfield | S45 9HZ

High quality modern industrial/warehouse unit in Clay Cross Derbyshire close to Junction 29 of the M1 Motorway

857m²
(9,230ft²)

- Modern high-quality industrial/warehouse unit
- Level access loading door
- 3 phase power
- Delivery yard and parking
- Well located just off Junction 29 of the M1
- Immediately available on new lease terms
- Rent £69,995 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Railway View Business Park forms part of the established Coney Green business district, close to the A61 and providing good access to Junction 29 of the M1 motorway just a 10-minute drive away.

Chesterfield city centre is only a 15-minute drive away.

The Property

The property comprises an end terraced industrial/warehouse unit providing high quality accommodation.

The specification includes;

- 3 phase power
- 1 x roller shutter loading door
- LED lighting
- Fire and security alarm
- Minimum 6.0 metre eaves rising to 8.1 metres
- WC
- Additional yard and parking

EPC

The property has an Energy Performance Certificate rating of TBC.





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£49,750

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The property has planning for:

B2 (General Industrial)

B8 (Storage and Distribution)

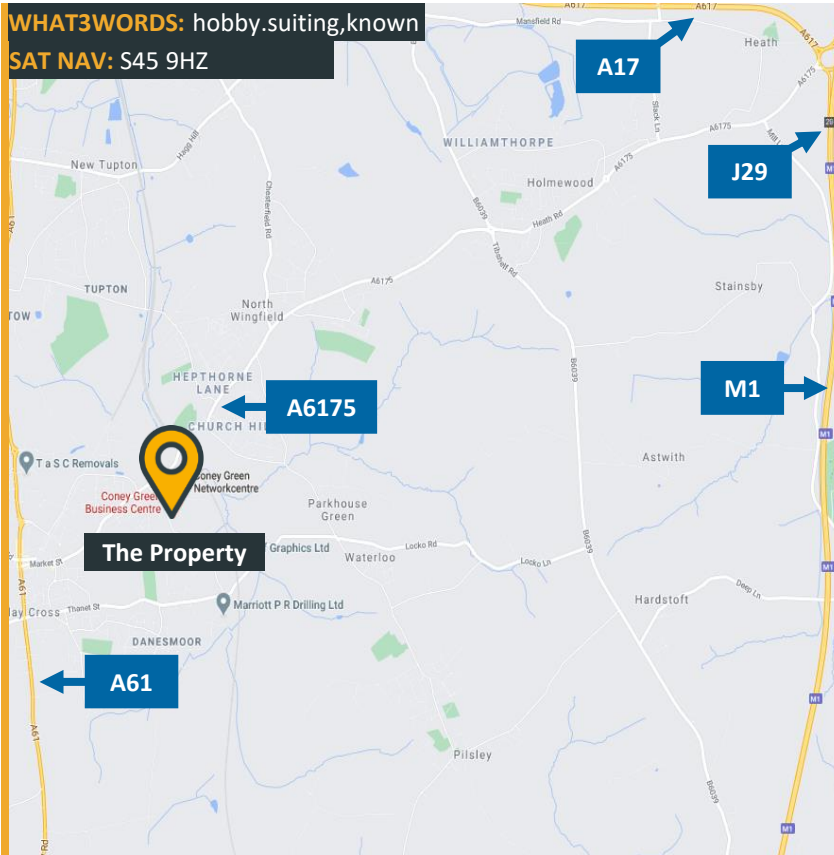
Interested parties must rely on their own enquiries of the local planning authority.

Service Charge

The service charge is to be confirmed.

WHAT3WORDS: hobby.suiting.known

SAT NAV: S45 9HZ



Rent

The property is also available to let on new lease terms at an agreed rent of:

£69,995 per annum

VAT

VAT is applicable at the prevailing rate.

Further Information

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

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