

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

857m<sup>2</sup>  
(9,230ft<sup>2</sup>)

- 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

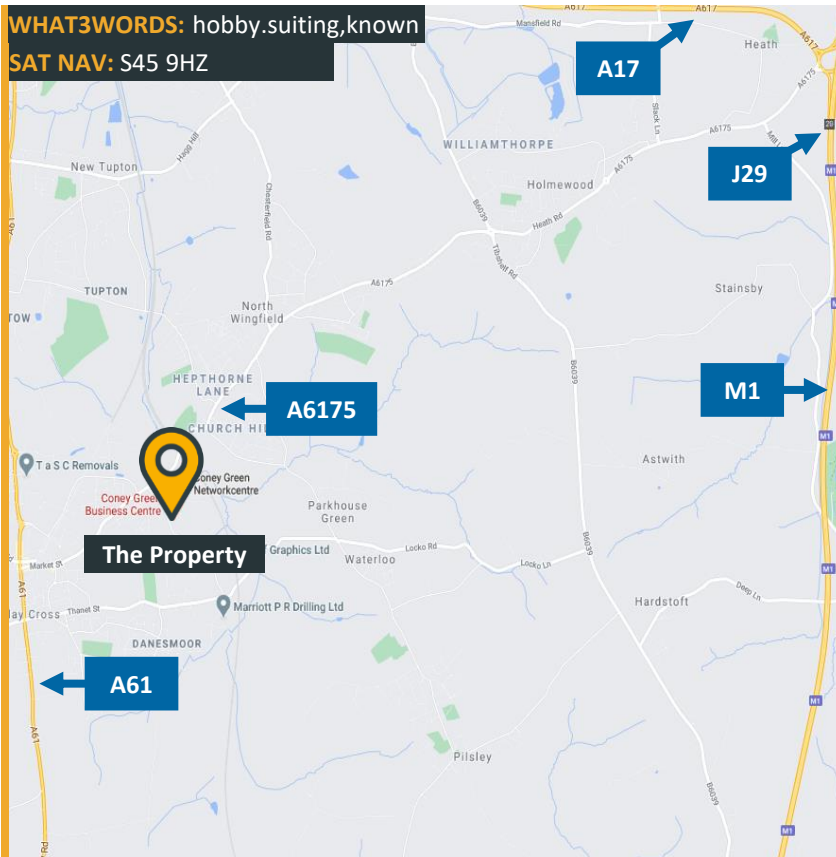
The service charge is to be confirmed.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of B28.

**WHAT3WORDS:** hobby.suiting.known

**SAT NAV:** S45 9HZ



## Rent

The property is available to let by way of a sublease for a term of years to be agreed at a 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.