

Unit 5A Railway View Business Park | Clay Cross | Chesterfield | S45 9HZ

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

563m²
(6,060ft²)

- High-quality industrial/warehouse unit
- Well located just off Junction 29 of the M1
- Glazed office frontage
- Allocated yard and parking
- Available August 2024
- Rent £45,450 per annum
- Price on application



TO LET/MAY SELL



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.

Specification

The unit provides the highest standard of industrial/warehousing space, and the full specification is available upon request, but the key features include:

- 3 phase power
- Full height roller shutter access
- Additional yard and parking
- LED lighting
- 6 metre eaves height
- Reception and office through glazed entrance
- Gas blower heating in the warehouse

EPC

A copy of the EPC is available upon request.





Services

All mains, water, gas, electricity (3 phase) and drainage is connected to the unit.

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.

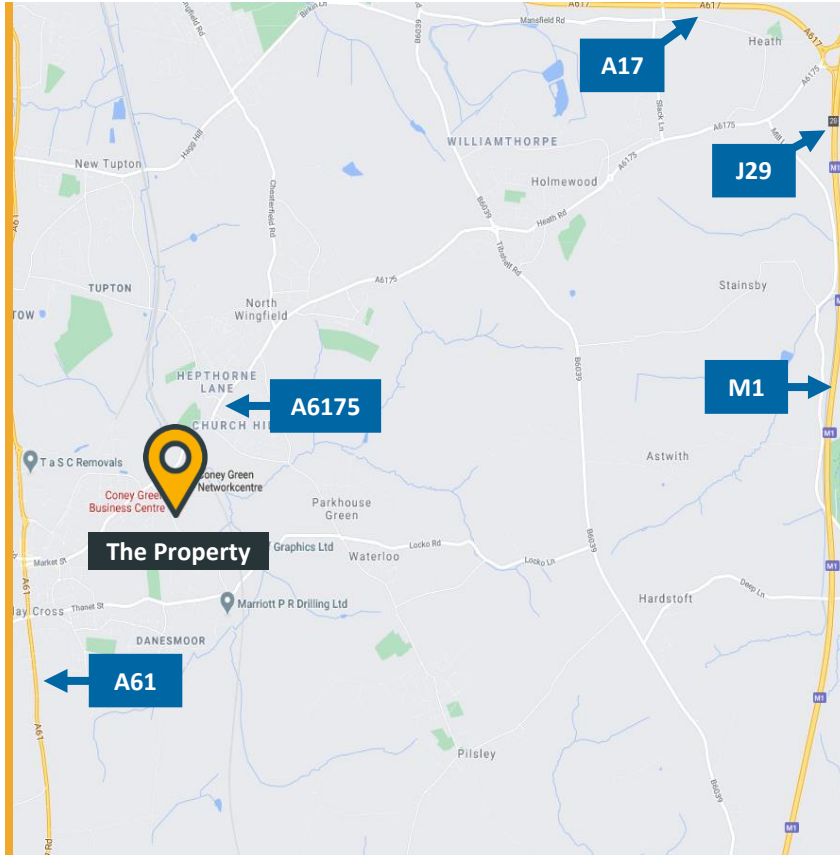
Legal Costs

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

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





17/04/2024

Sale Price

Price upon application

Rent

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

£45,450 per annum

VAT

VAT is applicable on the price/rent and service charge due at the prevailing rate.

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

Harry Gamble

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Alternatively, you can contact our joint agent

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