

0114 2449121

eddisons.com

Eddisons

TO LET – DETACHED FACTORY/WAREHOUSE



BUILDING 3, BRIMINGTON ROAD NORTH, CHESTERFIELD S41 9BE

Rent: £175,000 per annum exclusive

Size: 26,844 sq ft (2,493.81 sq m)

- On site parking
- Within 0.5 miles of the A61
- Modern two storey offices
- Detached warehouse factory
- Eaves height of 5.31 m

LOCATION

The property is located along Brimington Road North (B6050) in a mixed commercial area, approximately 2.6 miles north of Chesterfield Town Centre and 3 miles north from Chesterfield Rail Station. The area comprises a mixture of traditional commercial warehouses and workshops, vehicle showroom and trade counter units.

DESCRIPTION

The property is steel portal frame with part brick cladding and metal sheeting under a pitched metal sheet roof. Included are two single storey brick-built office spaces with flat felt roofing as well as a two-storey semi-detached office block of similar construction under a metal sheet roof. The eaves height is 5.31 m. The site is currently being used for warehouse storage and distribution purposes. There is allocated onsite parking for up to 9 vehicles plus loading bays.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

	M ²	SQ FT
Two Storey Office	434.95	4,682
Warehouse	2,058.89	22,162
Total	2,493.89	26,844

PLANNING

We have researched the planning website of Chesterfield Borough Council. The property is located in an area that has been designated for Economic Growth Policy CLP6.

Interested parties should submit any planning requests to Chesterfield Borough Council.

VAT

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

LEASE TERMS

The unit is available on a 5 or 10 year FRI lease with rent reviews at £175,000 per annum exclusive of VAT. A separate estates charge will be payable.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the rating assessment is for the whole site and has a Rateable Value as follows:

Warehouse and Premises - £130,000

It is advised that interested parties make their own enquiries to the VOA or the local planning authority.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Adrian Lunn
Adrian.Lunn@eddisons.com
(0114) 2449121

Ref:

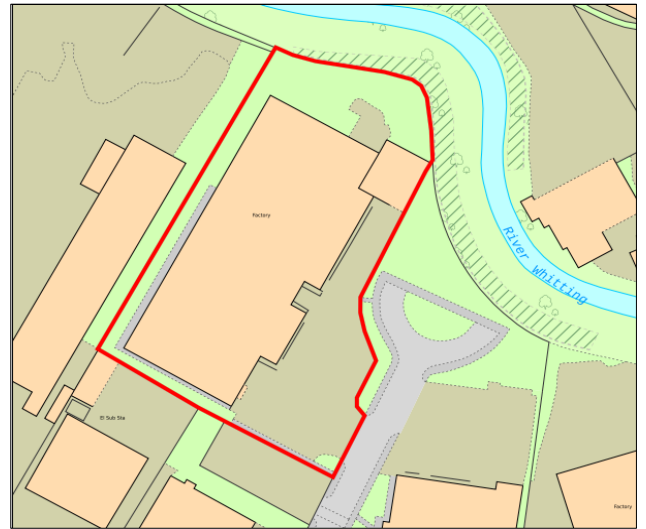
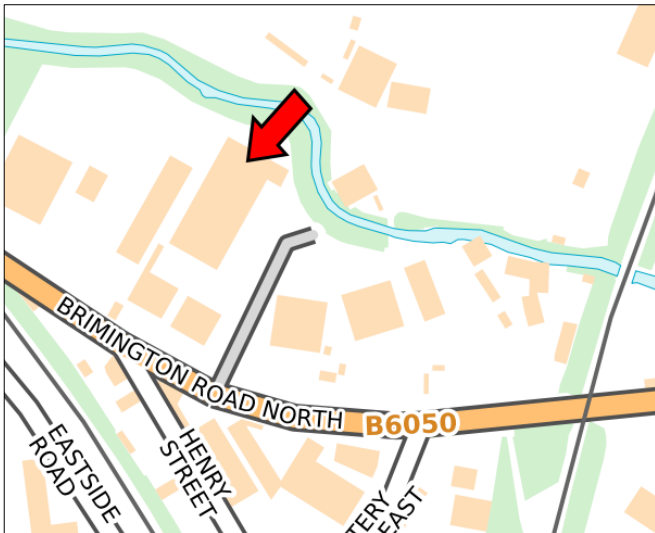
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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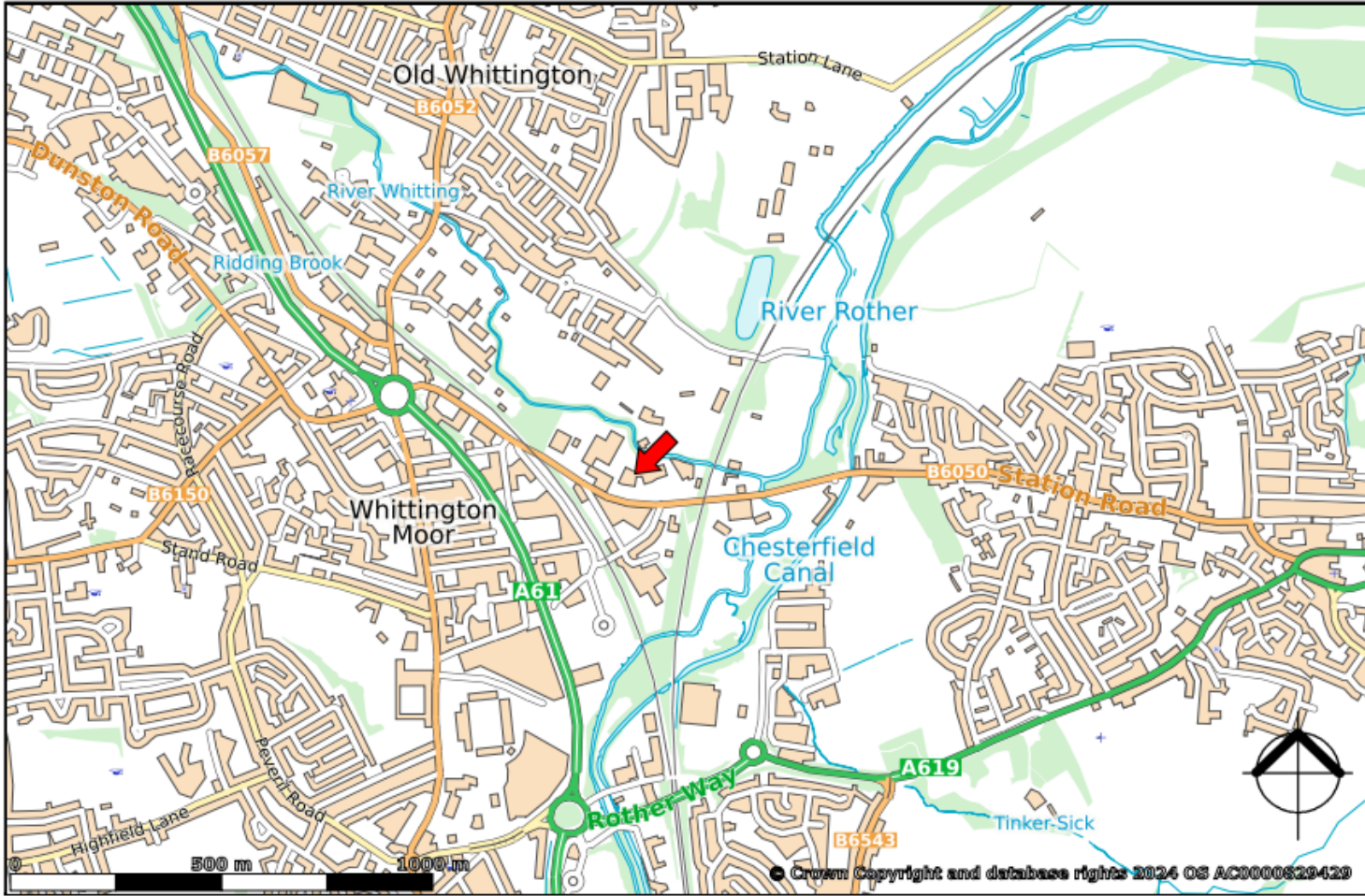
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