



**Unit 2 Lockoford Trade Park, Lockoford Lane, Chesterfield, Derbyshire S41 7JL**

## **Trade Counter or Showroom**

- ▶ **B1 & B8 unit with PP for 25% Trade counter**
- ▶ **Minimum Eaves of 6.5m**
- ▶ **625.46 sq m (6,732 sq ft) GIA**
- ▶ **Existing occupiers include: Euro Car Parts & Eurocell**

For enquiries and viewings please contact:



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### Location

The premises are situated 1.8 miles (2.9km) north of Chesterfield Town Centre and accessed just off the A61 / A619 island via Lockoford Lane.

The immediate area has benefited from significant investment and redevelopment to become an established destination for trade, retail and leisure.

Surrounding occupiers and uses include: Chesterfield Town Football Stadium, Tesco Extra Supermarket, the 4\* Casa Hotel, numerous car dealerships and Sainsbury's supermarket.

### Description

Lockoford Trade Park is a modern development of 6 units on a secure estate designed for trade occupiers.

Unit 2 is end-terrace and of a traditional steel portal frame construction with cavity block elevations surmounted by Micro Rib composite panels, beneath a barrel-vaulted roof. Elevations incorporate power coated aluminium double glazing and a full height vehicular access / loading door (5.5m x 4.0m).

The unit has been completed to shell, ready for occupier fit out.

Externally the premises benefits from six designated parking spaces, loading and a well-appointed shared yard for deliveries and additional parking.

### Accommodation

	Sq M	Sq Ft
Ground Floor	625.4	6,732
<b>Total</b>	<b>625.4</b>	<b>6,732</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

### Services

We understand mains services are connected to the property. The gas is capped, ready for future metering/connection if needed.

### Planning

We understand the property benefits from B1, (Business Use) and B8 (Storage and Distribution) with 25% of the GIA being consented for Trade Counter or Showroom use. The unit is also imminently suitable for a range of technology led, light industry uses STP and landlord consent. All planning information should be confirmed with the LPA.

### Tenure

This property is available by way of a new lease on FRI Terms for a minimum of 5 years.

### Business Rates

The property is currently shown on the VOA website as having the following RV: £27,500.

Source: VOA - all rating info should be confirmed with the VOA.

### Rent

The property is available to rent for £46,500 Per Annum exclusive.

### Service Charge

A service charge for the maintenance and up keep of the estate will be levied.

### VAT

All figures quoted are exclusive of VAT. VAT will be payable at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

### EPC

The premises has an EPC assessment of: B (48)

### Viewings

Viewing via appointment with Innes England or joint agents CPP.

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