

2C Wingfield Court | Clay Cross | Chesterfield | S45 9HX

New industrial/warehouse unit nearing completion with high specification

284m²
(3,057ft²)

- High quality new build industrial/warehouse
- Well located just off Junction 29 of the M1
- 6-8 metre eaves height
- Practical completion Q2 2024
- Rent £30,570 per annum



TO LET



Location



Gallery



Contact





Location

Wingfield Court is located directly off the A6175 along Market Street on the corner of Coney Green Business Centre. The property has good quality road connections with easy access onto the A61 and also access to Junction 29 of the M1 motorway within a 10 minute drive time.

Specification

The unit will provide the highest standard of industrial/warehousing space available to rent. The full specification is available upon request, but the key features will include:

- Full height roller shutter access
- 6-8 metre eaves height
- 3 phase power
- Glazed reception entrance way with personnel door
- Additional yard and car parking

EPC

The EPC ratings of the buildings will be confirmed once constructed with a likely rating of A.





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Services

All mains, water, gas, electricity (3 phase) and drainage will be connected to each unit.

Planning

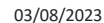
The building is intended for B2 (General Industrial) to B8 (Storage and Distribution) uses. Interested parties should make their own enquiries with North East Derbyshire District Council.

Service Charge

A nominal service charge will be payable towards the upkeep and maintenance of the common areas of the estate once fully developed.

Legal Costs

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



Please **click here** to read our "Property Misdemeanors Act". E&OE.

