

## New trade counter/warehouse development with units ready Q3/Q4 2025

136.6m<sup>2</sup> to 1,783.4m<sup>2</sup>  
(1,470ft<sup>2</sup> to 19,196ft<sup>2</sup>)

- High quality new build units
- Prominently located off the A61
- Units ready for occupation in Q4 2025
- Occupiers on the site include McDonald's, Costa Coffee, Starbucks, Home Bargains and Marston's Pub
- Adjacent to over 350 new St Modwen Homes



New photography awaited

TO LET



Location



Gallery



Contact





Location



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## Location

The site is located directly off the A61 Derby Road in Clay Cross, which is approximately 5 miles south of Chesterfield City Centre. The site is only a 10 minute drive time from Junction 29 of the M1 motorway.

The site forms part of a mixed use development which includes a Marston's Pub, McDonald's Drive thru, Costa Coffee, Home Bargains and St Modwen Homes residential development.

## The Opportunity

The site has a range of trade and warehouse units available To Let. The opportunity is to gain a position on Clay Cross's new and main trading estate amongst some of the best known occupiers in the industry.

## Timing

Planning has been approved with reference number 22/00523/FL. The scheme will begin construction with a proposed completion of Q3 / Q4 2025.

## Green Credentials

- Excellent Energy Performance (EPC) ratings
- Green space and landscaped areas
- EV Car Charging points





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## Accommodation and Rents

Unit	Ft <sup>2</sup>	Rent per ft <sup>2</sup>	
1A	4,281	£9.50	£40,670
1B	4,976	£9.50	£47,272
1C	4,967	£9.50	£47,187
1D	4,972	£9.50	£47,234
2A	1,596	£16.00	£25,536
2B	1,470	£16.00	£23,520
3A	8,125	Under Offer	
3B	2,046	Under Offer	
3C	3,702	£10.00	£37,020
4A	3,581	£10.00	£35,810
4B	3,637	£10.00	£36,370
4C	3,732	£10.00	£37,320
5A	2,122	Under Offer	

## Service Charge

There will be a small service charge for the upkeep and maintenance of the common elements of the estate.

## VAT

VAT is applicable on the rent, insurance and service charge due.





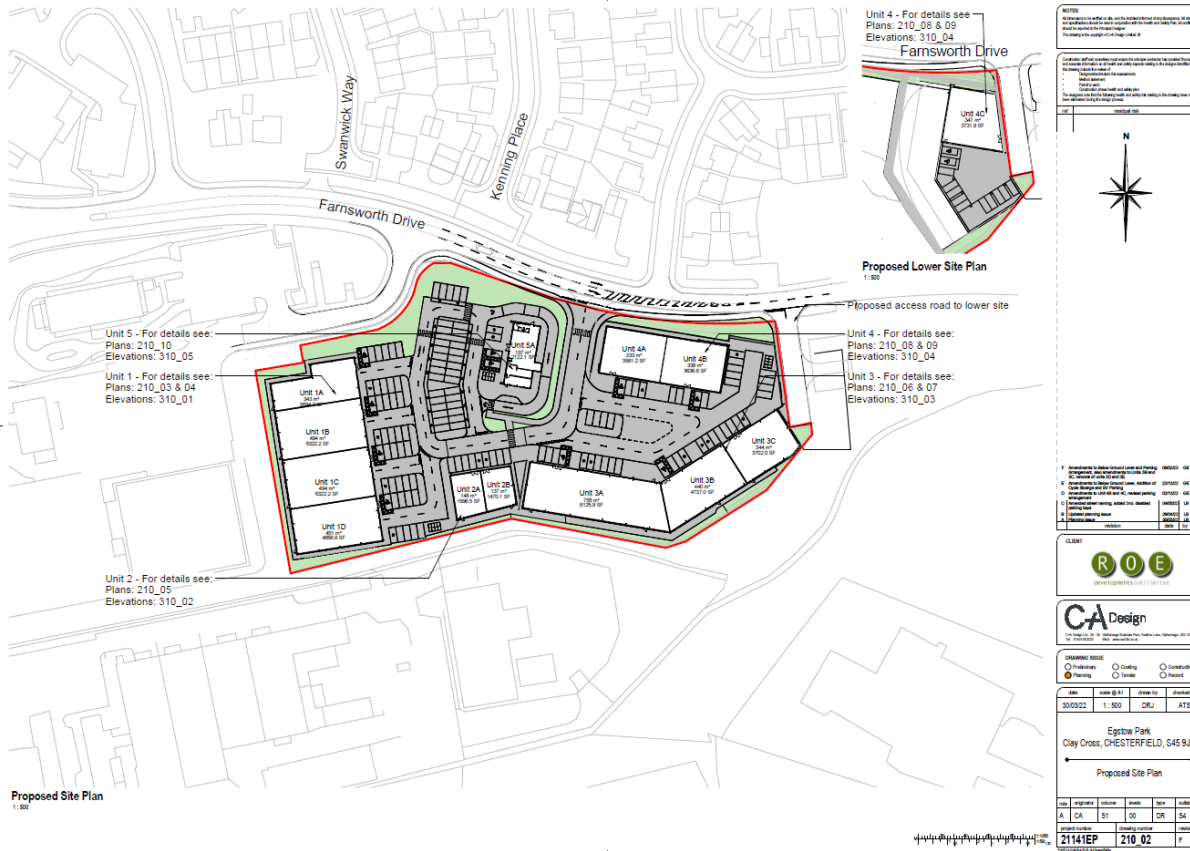
Location



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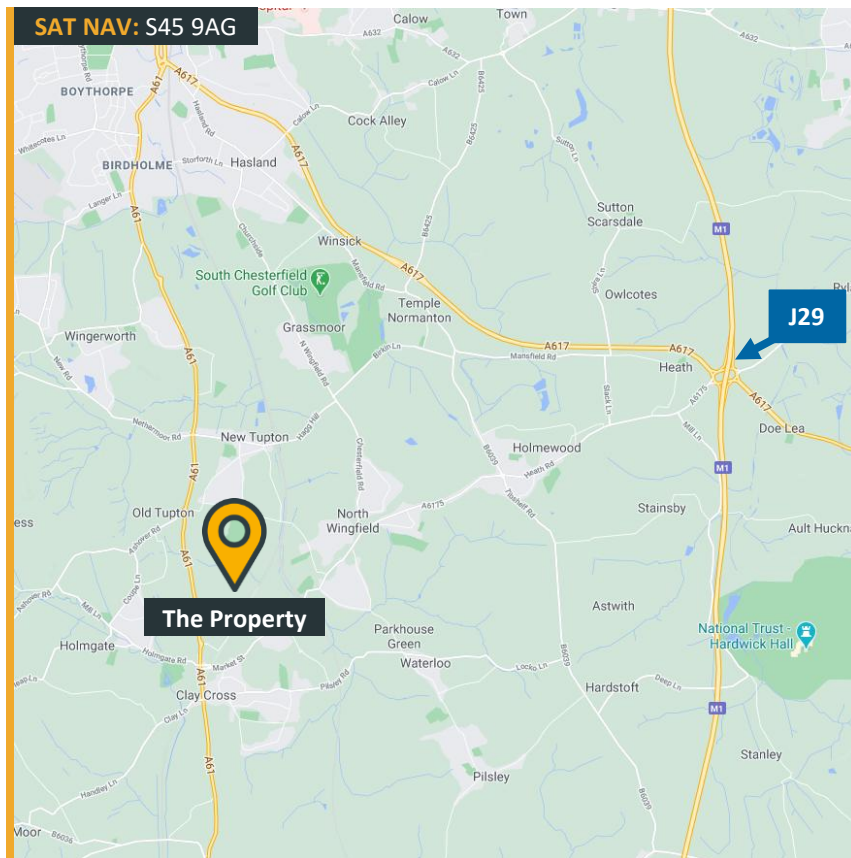
Location



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## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Alternatively, you can contact our joint agent Knight Frank on 0114 272 9750.



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