

Egstow View Business Park | off Derby Road | Clay Cross | Chesterfield | S45 9AG

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

150m² to 1,961m²
(1,617ft² to 21,111ft²)

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



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The site is located directly off the A61 Derby Road in Clay Cross, which is approximately 5 miles south of Chesterfield Town 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

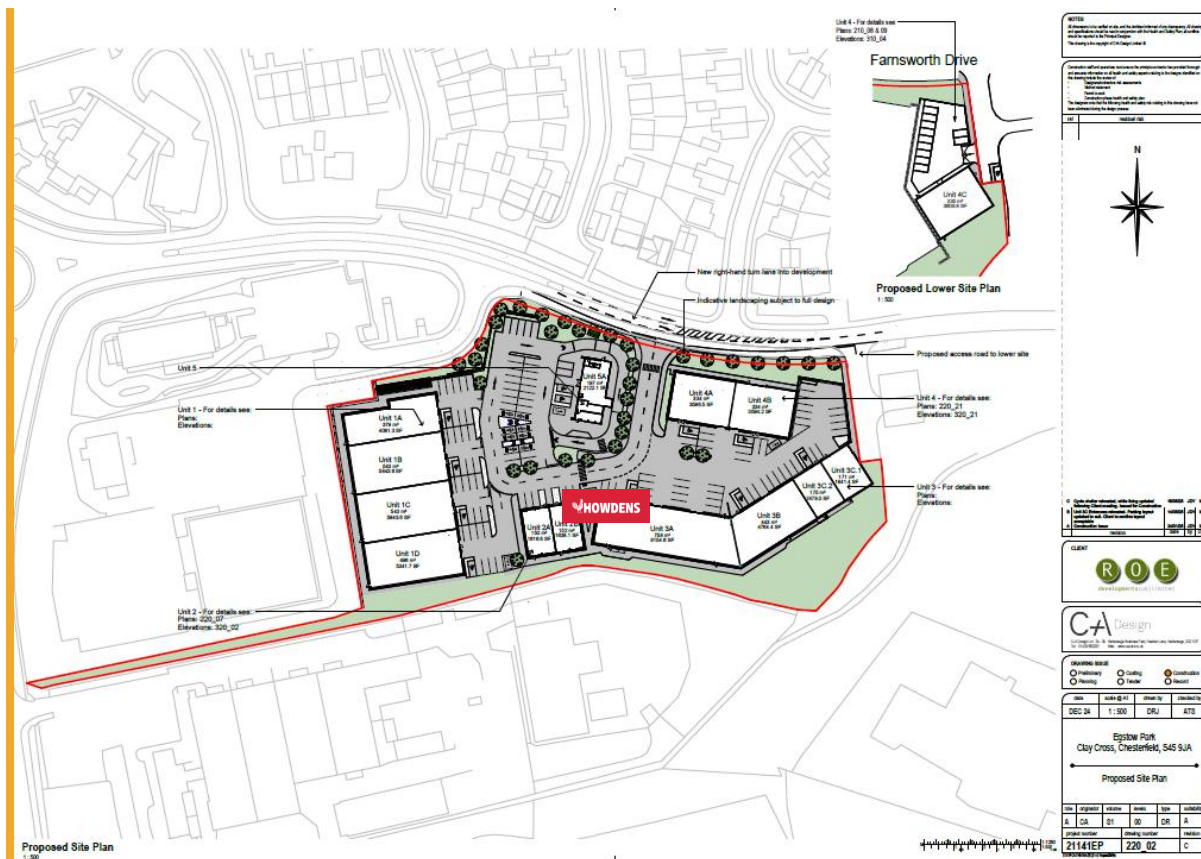
| Unit | Ft ² | Rent per ft ² | Rent per Annum |
|------|-----------------|--------------------------|----------------|
| 1A | 4,081 | £9.50 | £38,770 |
| 1B | 5,844 | £9.50 | £55,518 |
| 1C | 5,844 | £9.50 | £55,518 |
| 1D | 5,342 | £9.50 | £50,749 |
| 2A | 1,617 | £16.00 | £25,872 |
| 2B | 1,638 | £16.00 | £26,208 |
| 3A | Let to Howdens | | |
| 3B | Under Offer | | |
| 3C.1 | 1,841 | £10.00 | £18,410 |
| 3C.2 | 1,879 | £10.00 | £18,790 |
| 4A | 3,597 | £10.00 | £35,970 |
| 4B | 3,594 | £10.00 | £35,940 |
| 4C | 3,609 | £10.00 | £36,090 |
| 5A | 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.





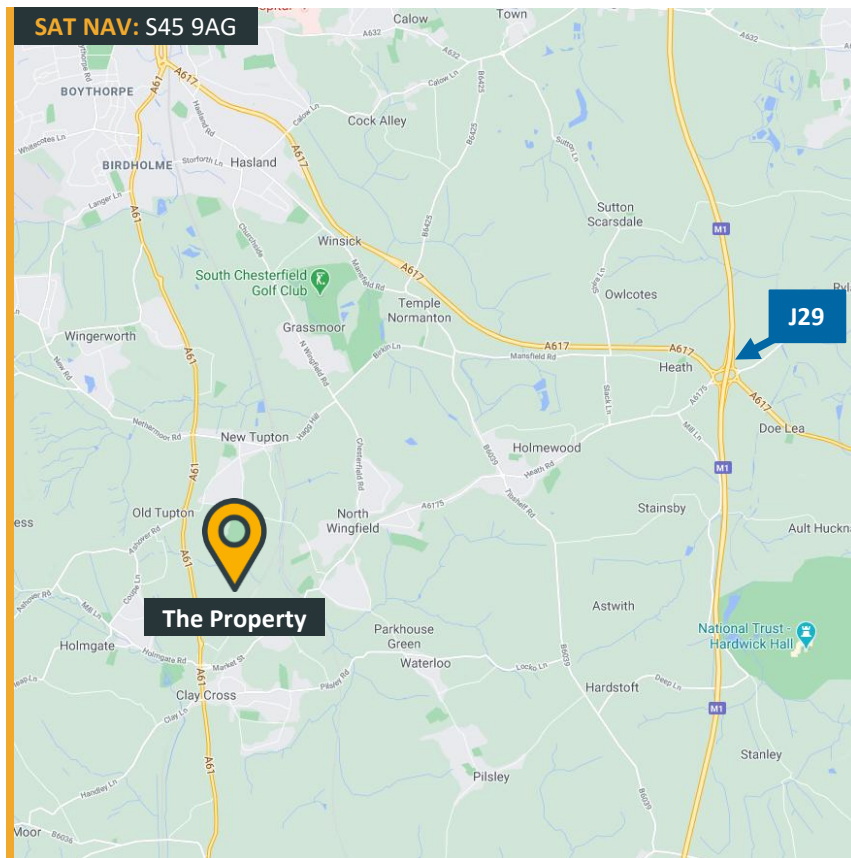
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Further Information

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

07398 443 828

harry.gamble@fhp.co.uk

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



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18/03/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.