

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

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

136m² to 1,783m²
(1,470ft² to 19,196ft²)

- 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, Home Bargains and Marston's Pub
- Adjacent to over 350 new St Modwen Homes
- Available to lease



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 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

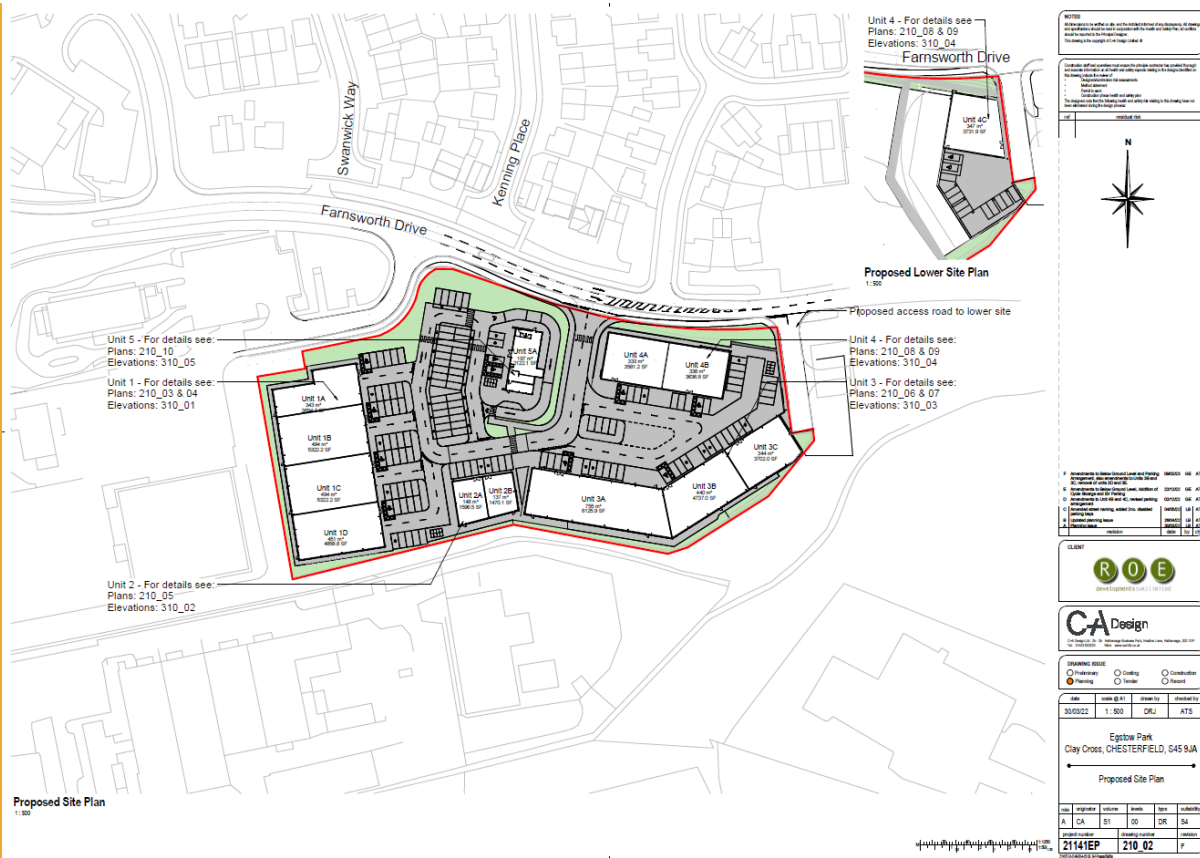
Unit	Ft ²	Rent per ft ²	Rent per Annum
1A	3,694	£9.50	£35,093
1B	5,322	£9.50	£50,559
1C	5,322	£9.50	£50,559
1D	4,859	£9.50	£46,160
2A	1,597	£16.00	£25,552
2B	1,470	£16.00	£23,520
3A	8,125	Under Offer	
3B	2,046	Under Offer	
3C	3,702	£10.00	£37,020
4A	3,581	£10.00	£35,810
4B	3,637	£10.00	£36,370
4C	3,732	£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.





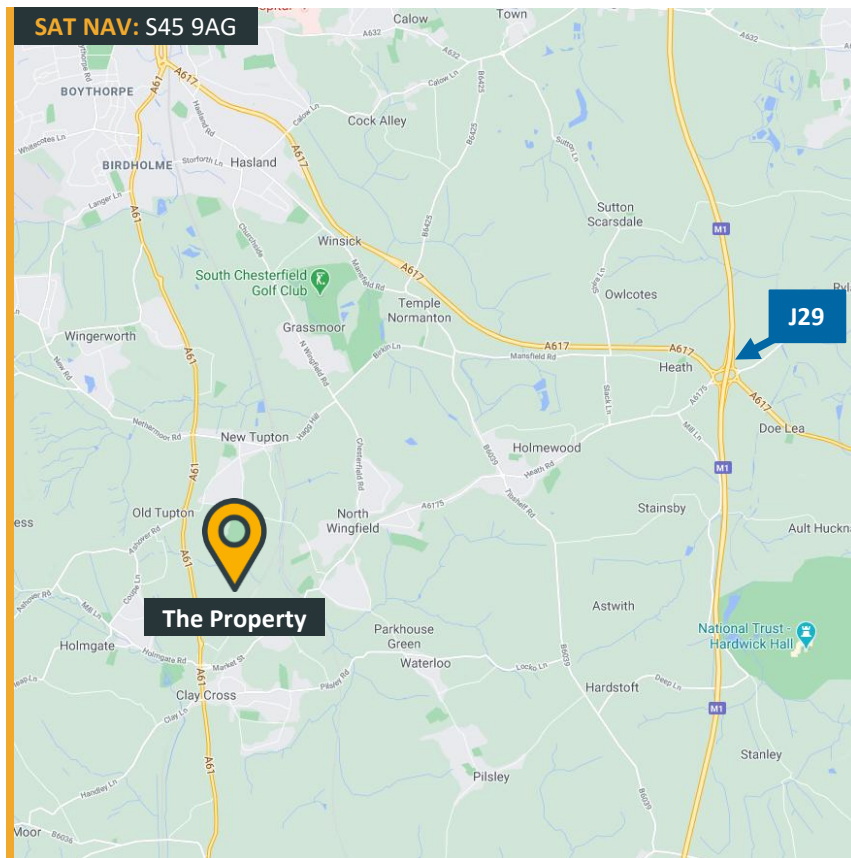
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Further Information

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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fhp.co.uk

18/03/2025

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