

Wingfield Court | Clay Cross | Chesterfield | S45 9HX

Brand new high specification industrial/warehouse units – nearing completion

144m² to 1,115m²
(1,550ft² to 12,000ft²)

- High quality new build industrial/warehouses
- Well located just off Junction 29 of the M1
- 6-8 metre eaves height
- On site now with construction underway
- Phase 1 fully sold / let
- Units ready for occupation in Q3 2023



**FOR SALE /
TO LET**



Location



Gallery



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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 units will provide the highest standard of industrial/warehousing space available to buy or 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.





Services

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

Planning

From conversations with North East Derbyshire District Council, the units will have outline planning consent for Use Class E (Industrial), B2 (General Industrial) and B8 (Storage and Distribution) within the Town and Country Planning (Use Classes) Order 1987.

Service Charge

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

Phase 1

We delivered a terrace of 3 units from 1,500ft² up to 6,831ft² with all 3 being fully sold and let prior to completion of Phase 1.



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Accommodation and Quoting Terms

Unit	Size (ft ²)	Price / Rent	Timing
1A	1,550	SOLD	December 2021
1B	4,639	SOLD	December 2021
1C	6,140	LET	December 2021
2A	6,831	UNDER OFFER	Q1/Q2 2023
2B	12,000	UNDER OFFER	Q1/Q2 2023
2C	5,037	£50,000 p.a. (Can be split)	Q1/Q2 2023
3A-E	1,873 (x6)	£18,000 p.a.	Q1/Q2 2023
4	11,183	UNDER OFFER	Q1/Q2 2023
5A	2,740	UNDER OFFER	Q1/Q2 2023
5B	2,740	UNDER OFFER	Q1/Q2 2023
5C	2,740	UNDER OFFER	Q1/Q2 2023
6A	2,740	UNDER OFFER	Q1/Q2 2023
6B	2,740	UNDER OFFER	Q1/Q2 2023
6C	2,740	UNDER OFFER	Q1/Q2 2023





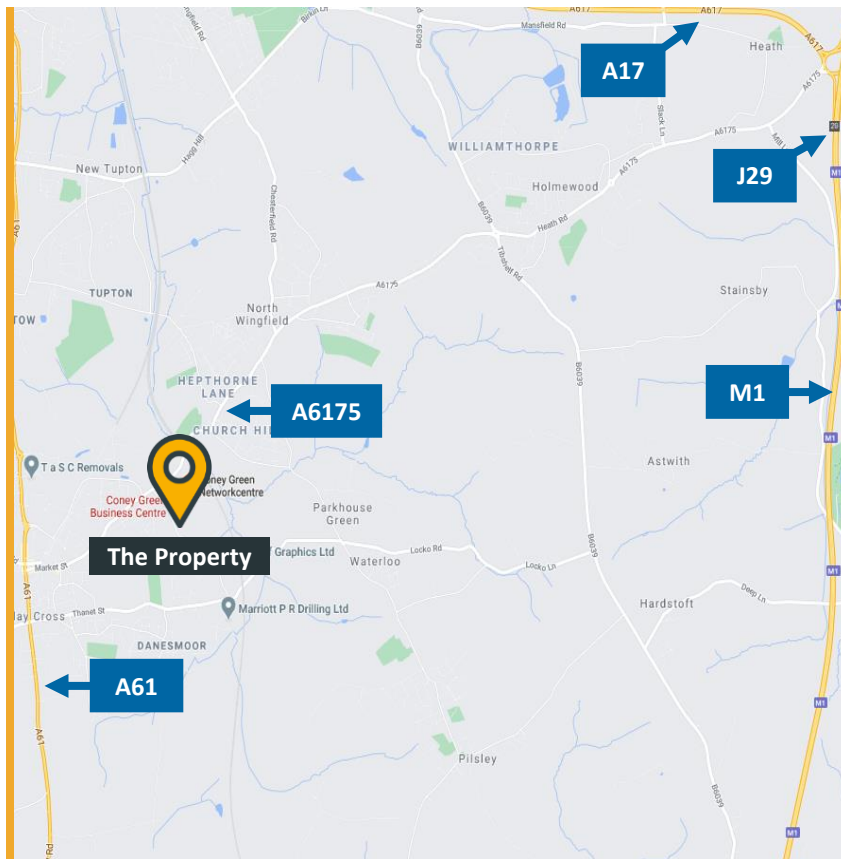
Location



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VAT

VAT is applicable on the price/rent and service charge due at the prevailing rate.

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street, Nottingham, NG1 5BG

North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 3QT

fhp.co.uk