

Units 1 and 2 Whittington Way | Old Whittington | Chesterfield | S41 9AG

## Freehold high quality modern industrial/warehouse units with good quality offices

1,165m<sup>2</sup>  
(12,536ft<sup>2</sup>)

- Well-presented and maintained industrial/warehouse buildings
- High quality offices, meeting rooms and kitchen facilities
- Minimum 9.0 metre eaves height
- Accessed off Junction 29 of the M1 Motorway via the A17
- Price - £1.2 million



**FOR SALE**



Location



Gallery



Video



Contact



## Location

Chesterfield is a good strategic location with Junction 29 of the M1 motorway located 5 miles to the south east (via the A617) and Junction 30 some 7.5 miles to the north east.

Whittington Way is situated off the A61 to the north of Chesterfield, providing quick access to the A619 leading to J30 of the M1 motorway.

## The Property

The premises comprise two detached industrial/warehouse units built around 2007. The accommodation provides clear span warehouse space with good quality three storey offices. Each unit has its own kitchen and WC facilities which have been fitted to a high standard. Both units are of a similar specification, which includes:-

### Offices

- Three storey offices with breakout and meeting rooms
- Suspended ceilings with LED lighting
- Passenger lift (unit 1)
- Heating/AC throughout
- Kitchen and W/C facilities

### Warehouse

- 3 phase power
- 1 electric roller shutter loading door per unit
- High bay LED warehouse lighting
- Min 9.0m eaves rising to 10.5m
- Insulated cladding and roof

### Externally

- Securely fenced and gated shared site
- Allocated car parking
- EV Charge points





## Accommodation

Unit 1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	422	4,542
Ground floor office	64	689
First floor office	64	689
Second floor office	96	1,033
<b>Total</b>	<b>646</b>	<b>6,953</b>
Min eaves 9.08m rising to 10.57m		

Unit 2	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	311	3,348
Ground floor office	59	635
First floor office	59	635
Second floor office	90	969
<b>Total</b>	<b>519</b>	<b>5,587</b>
Min eaves height 9.78m rising to 10.57m		

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract).



## Business Rates

We note from the VOA website that the property has an entry as follows:

**Rateable value £57,000**

(The current business rates multiplier is 51.2p. All interested parties are advised to make specific enquiries with the local billing authority).

## Planning

The property has planning for B2 (General Industrial) and B8 (Storage and Distribution) uses. Interested parties must rely on their own enquiries of the local planning authority, Chesterfield Borough Council.

## Legal Fees

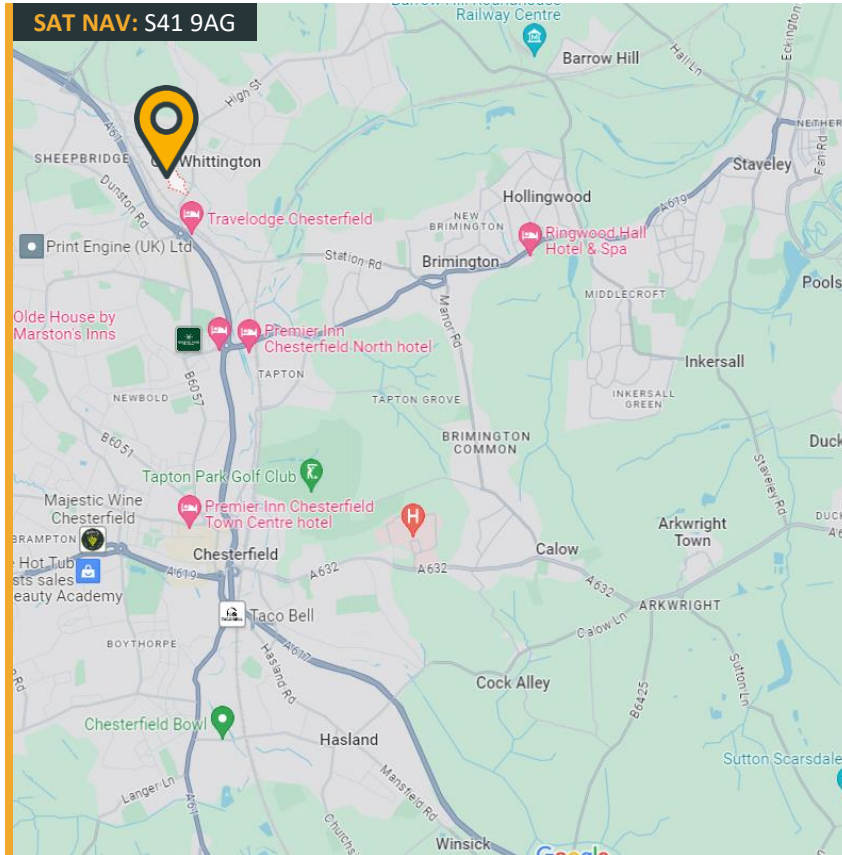
Each party is to be responsible for their own professional and legal fees.

## Energy Performance Certificate

The building has an Energy Performance Certificate rating of (to be confirmed).

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



## Price

The freehold is available at a guide price of:

**£1,200,000**

**(One Million, Two Hundred Thousand Pounds)**

## VAT

VAT is payable on the purchase and is applicable at the prevailing rate.

## Further Information

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

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