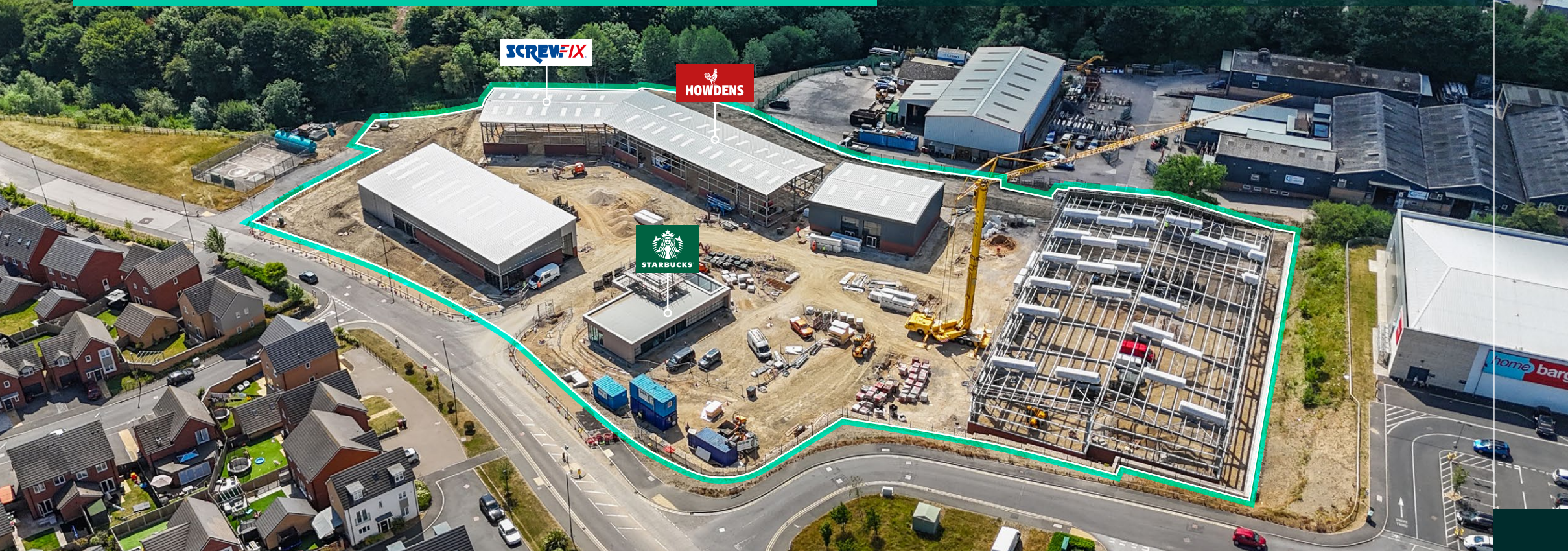




TO LET
AVAILABLE Q4 2025

New trade counter/warehouse development

UNITS PRE-LET TO:
Howdens, Screwfix & Starbucks



OFF DERBY ROAD, CLAY CROSS, CHESTERFIELD, S45 9AG

150sq m to 1,961sq m (1,617sq ft to 21,111sq ft)

The Opportunity

New trade counter/industrial/warehouse units located on the main trading estate in Clay Cross, offering:



Adjoining units
can be combined



Excellent yard
and car parking



6 metre
eaves



Shared
loading yard



3 phase power
to each unit



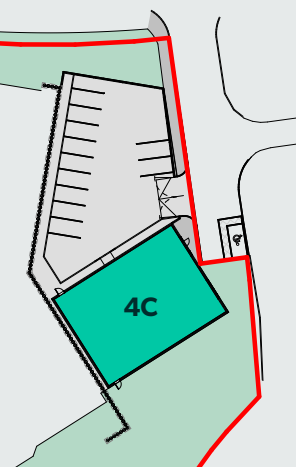
Steel frame
construction



Steel profile clad
elevations and roof



EV charging
points



Proposed Lower
Site Plan

Accommodation

Unit	M ²	FT ²
1A	379	4,081
1B	543	5,844
1C	543	5,844
1D	496	5,342
2A	150	1,617
2B	152	1,638
3A	Let to Howdens	
3B	Let to Screvfix	
3C.1	171	1,841
3C.2	175	1,879
4A	334	3,597
4B	334	3,597
4C	335	3,609
5A	Let to Starbucks	



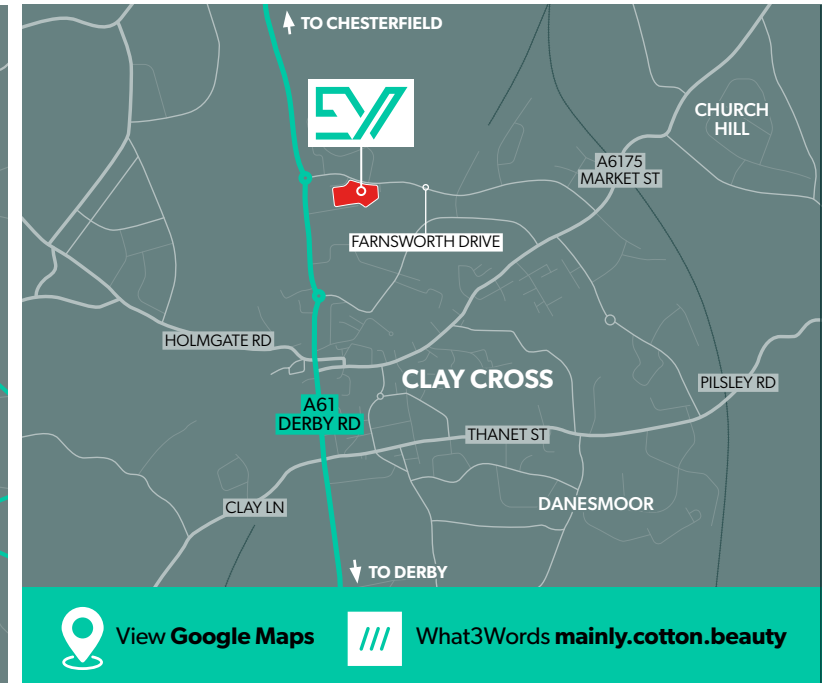
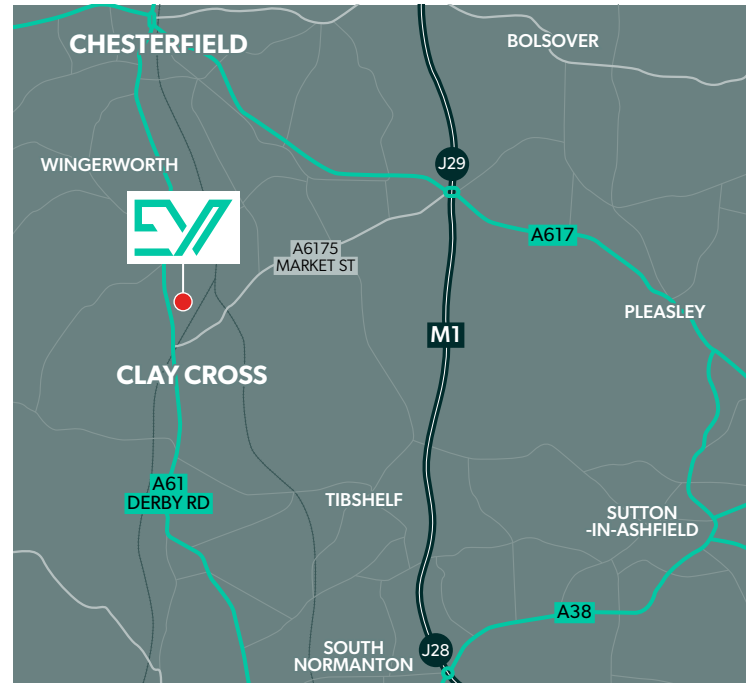
OFF DERBY ROAD
CLAY CROSS
CHESTERFIELD
S45 9AG

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.



View **Google Maps**



What3Words **mainly.cotton.beauty**





OFF DERBY ROAD
CLAY CROSS
CHESTERFIELD
S45 9AG

Lease Terms

The units are available on a leasehold basis for a term to be agreed.

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.

EPC

It is anticipated the units will have an EPC rating in Band A.

Business Rates

The properties will be assessed for rating purposes once construction is complete.



Further Information

For further information or to arrange a viewing please contact the agents:



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