

Unit 5A Railway View Business Park | Clay Cross | Chesterfield | S45 9FR

## High quality modern industrial/warehouse unit in Clay Cross close to Junction 29 of the M1 Motorway

563m<sup>2</sup>  
(6,060ft<sup>2</sup>)

- High-quality industrial/warehouse unit
- Well located just off Junction 29 of the M1
- Glazed office frontage
- Allocated yard and parking
- Available on new lease terms
- Rent £51,500 per annum



TO LET



Location



Gallery



Contact





## Location

Railway View Business Park forms part of the established Coney Green business district, close to the A61 and providing good access to Junction 29 of the M1 motorway just a 10-minute drive away. Chesterfield city centre is only a 15-minute drive away.

## The Property

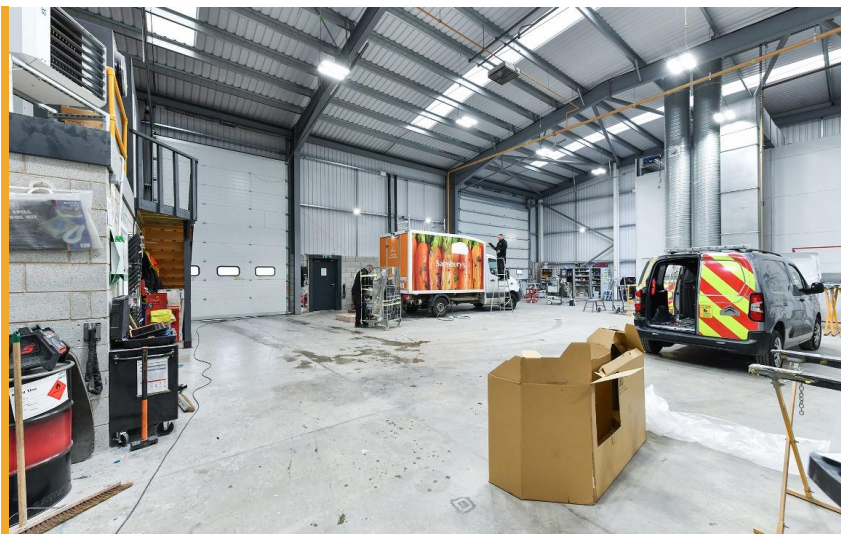
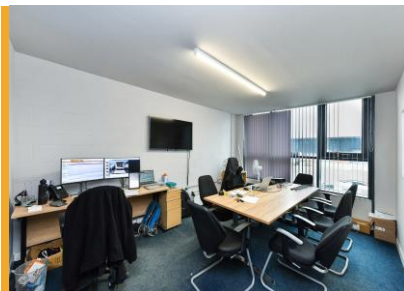
The unit provides the highest standard of industrial/warehousing space, and the full specification is available upon request, but the key features include:

- 3 phase power
- Full height roller shutter access
- Additional yard and parking
- LED lighting
- 6 metre eaves height
- Reception and office through glazed entrance
- Gas blower heating in the warehouse

## EPC

The property has an energy performance rating of 26 B.





## Business Rates

We note from the VOA website that the premises hold the following rateable value:-

**£30,500**

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

## Services

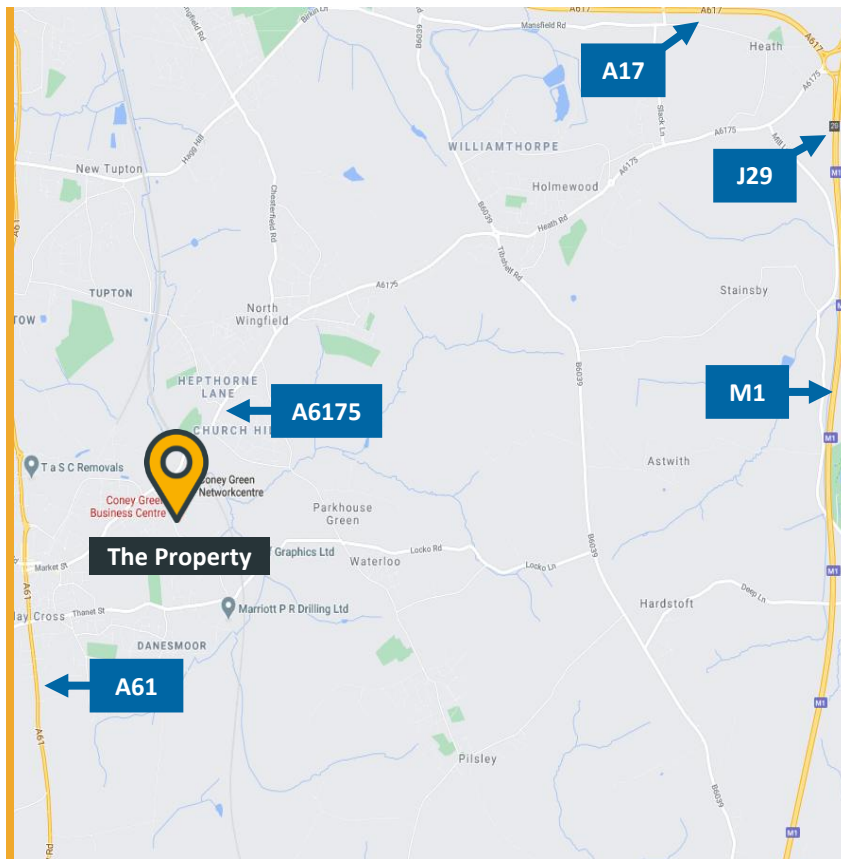
All mains, water, gas, electricity (3 phase) and drainage are connected to the unit.

## Planning

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

## Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.



20/06/2025

## Rent

The property is also available to let on new lease terms at an agreed rent of:

**£51,500 per annum**

## 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:-

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