

Unit 2B | Egstow View Business Park | off Derby Road | Clay Cross | S45 9AG

New trade counter/retail/warehouse unit available on new build estate in Clay Cross

150m²
(1,617ft²)

- High quality new build industrial/warehouse unit
- Prominently located off the A61
- Unit ready for occupation with Howdens, Screwfix and Starbucks trading on site
- Nearby occupiers include McDonald's, Costa Coffee, Home Bargains and Marston's Pub
- Available to let on new lease terms at a rent of £25,872 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

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 Property

The site is a new build development with only two units now available to let. Unit 2b is located adjacent to Starbucks and proves to be a great position on Clay Cross' new and main trading estate amongst some national occupiers. There are also over 350 new build homes with further plans submitted. The total specification includes:

- High-quality, clear-span warehouse accommodation
- Glazed frontage
- 45 KVA power supply

Green Credentials

- Excellent Energy Performance (EPC) ratings
- Green space and landscaped areas
- EV Car Charging points





Location



Gallery



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Accommodation

Unit	M ²	Ft ²	Rent
2B	150	1,617	£26,8672

Service Charge

There will be a small service charge for the upkeep and maintenance of the common elements of the estate.

Legal Costs

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

Energy Performance Certificate

The EPC rating for the property will be assessed upon completion of the site. We are expecting to achieve an A.

Business Rates

The properties' business rates are to be assessed upon competition of the site.



Proposed Site Plan
1:500



NOTES
1. All dimensions are to the external face of the building unless otherwise stated.
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3. The drawing is a preliminary design and is not to be used for construction purposes.

Construction of all buildings and services shall be in accordance with the specifications of the relevant building regulations and the relevant standards of the relevant authorities.
The drawing is a preliminary design and is not to be used for construction purposes.
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1. Scale: 1:500
2. Date: 12/12/2024
3. Drawn by: [Name]
4. Checked by: [Name]
5. Approved by: [Name]

CLIENT
R O E
Royle & Partners Ltd

CA Design
Civil Engineering Design
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 20



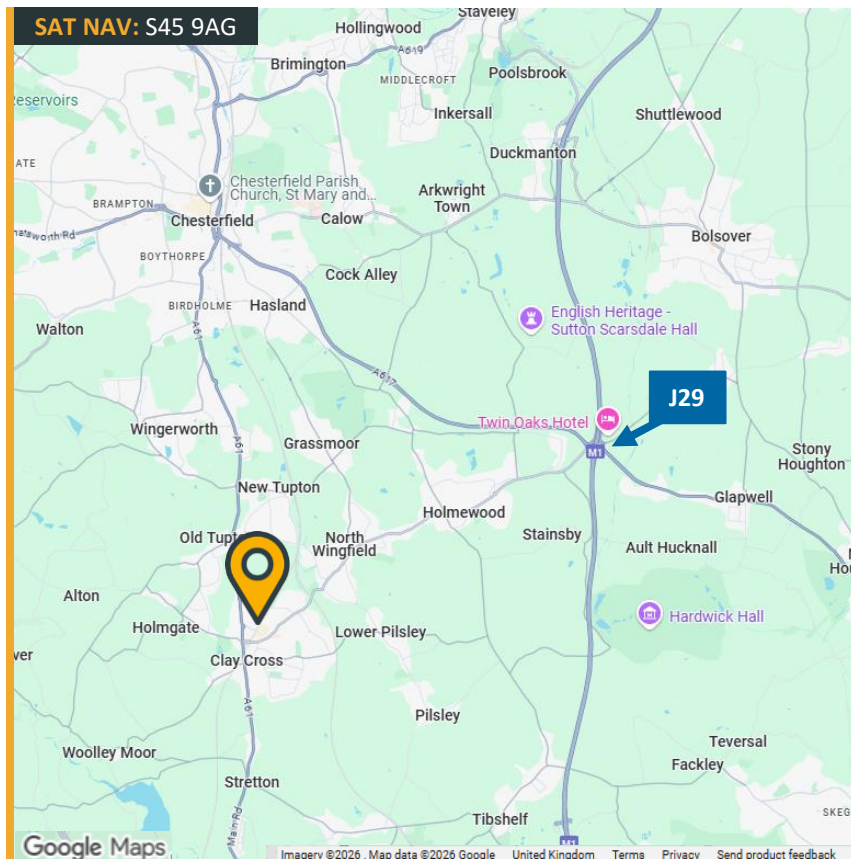
Location



Gallery



Contact



Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

£25,872 per annum

VAT

VAT is applicable on the rent, insurance and service charge due.

Further Information

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

Harry Gamble

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Darran Severn

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Alternatively, you can contact our joint agent Knight Frank on 0114 272 9750.



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07/04/2026

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