

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

350m² (3,758ft²)

of which 1,879ft² is mezzanine

- 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
- Fitted mezzanine at 1,879ft²
- Available to let on new lease terms at a rent of £28,185 per annum



Indicative image

TO LET



Location



Gallery



Contact





Location



Gallery



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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



Indicative image



Location



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Accommodation

Unit	M ²	Ft ²
Warehouse	175	1,879
Mezzanine	175	1,879
Total	350	3,758

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.





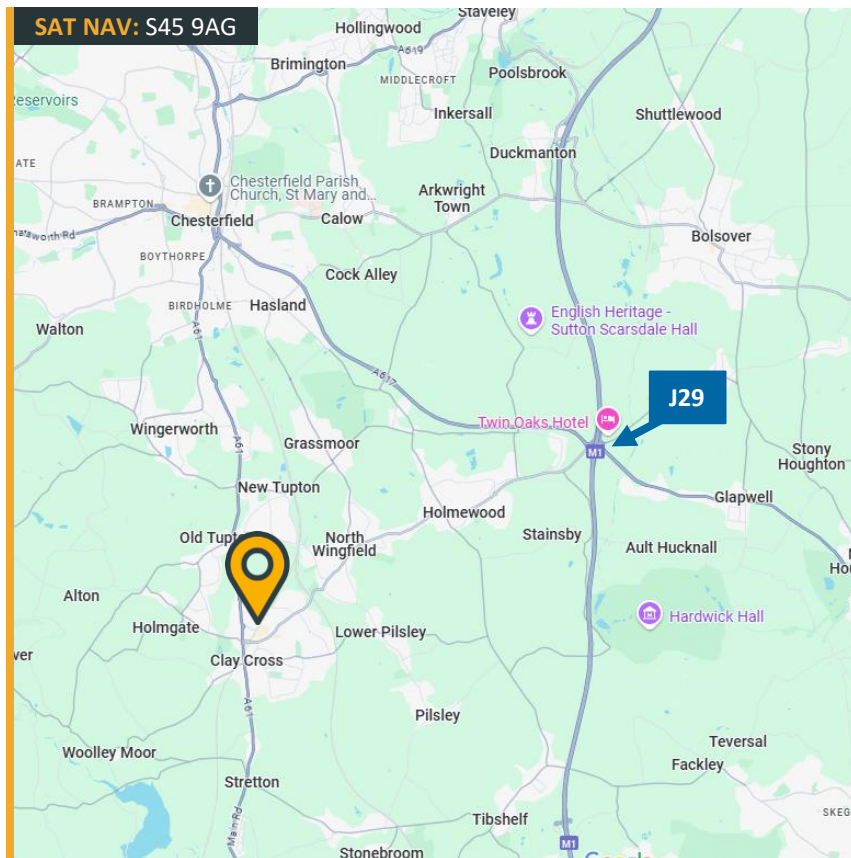
Location



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Rent

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

£28,185 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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harry.gamble@fhp.co.uk

Darran Severn

07917 460 031

Darran@fhp.co.uk

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



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.