

Property Consultants



Crosthwaite  
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Unit 5A Broom Business Park, Bridge Way,  
Chesterfield S41 9QG**



- **Modern Warehouse Unit on Popular Business Park**
- **Open Plan with Eaves to 26ft (8m)**
- **11,105 sq ft approx. including Mezzanine Offices**
- **Available on a New Lease at £5.00 p.s.f.**

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## LOCATION

Broom Business Park is 2 miles north of Chesterfield town centre and 10 miles south of Sheffield city centre yet is on the fringe of open countryside providing an unrivalled semi rural business environment.

The estate is located on the Chesterfield Trading Estate in Chesterfield, Derbyshire's largest town with a resident population of approximately 100,000. The scheme benefits from good access to the A61 Dronfield bypass, which gives easy access to the M1 at both junctions 29 and 33.

## DESCRIPTION

This is a modern business unit providing mainly open plan warehouse/workspace with offices at mezzanine level.

## SPECIFICATION

- Concrete floor slab with power float finish
- Single span steel portal frame
- Coated steel insulated roof with translucent sheet roof lights
- Minimum heaves height 6m rising to 8m
- Kingspan Microrib cladding in silver to front elevation with sinusoidal steel cladding in silver to side and rear elevations
- Electrically operated, insulated sectional overhead doors
- Entrance doors in Goosewing Grey architectural aluminium with anti-sun toughened double glazing
- Water, three-phase electricity (70 kva), gas and BT connections available
- Toilet/disabled facilities
- Generous on-site car parking

## ACCOMMODATION (Approx gross internal areas)

Ground Floor	9,295 sq ft	863.5 sq m
First Floor	1,810 sq ft	168.1 sq m
<b>Total</b>	<b>11,105 sq ft</b>	<b>1,031.6 sq m</b>
Incorporating Offices	1,355 sq ft	125.9 sq m



## PLANNING

The premises have consent for B1 (light industrial/offices), B2 (general industrial) and B8 (storage/distribution).

## LEASE

The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

**£55,500 per annum exclusive.** VAT will be payable.

## RATES

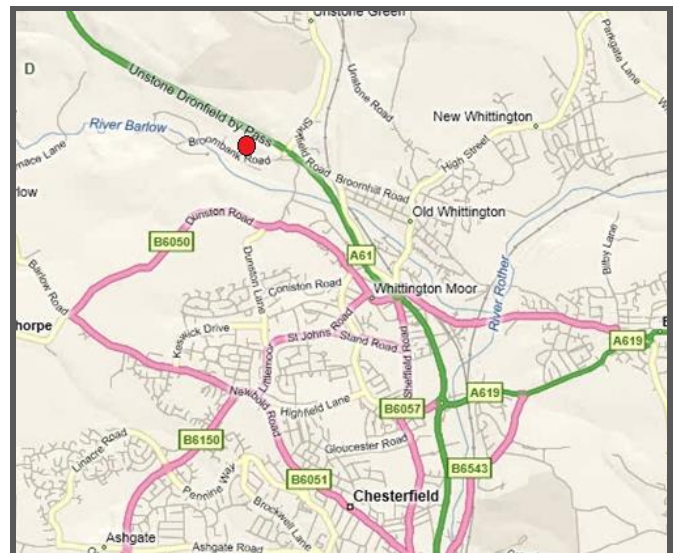
The premises are assessed as follows: -  
 Factory & Premises R.V. £34,750

## SERVICE CHARGE

A service charge will be required for the maintenance of the estate, including landscaping, common areas and security. Details on request.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 58 (Band C). A full EPC will be provided on request.



## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com) or the joint agents Knight Frank on 0114 272 9750 or email [tom.swallow@knightfrank.com](mailto:tom.swallow@knightfrank.com).

**SUBJECT TO CONTRACT & AVAILABILITY**  
**February 2018**