

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

**Unit 1A Broom Business Park, Bridge Way,
Chesterfield S41 9QG**



- **Modern Warehouse Unit on Popular Business Park**
- **Open Plan with Eaves up to 8m**
- **4,660 sq ft approx + Potential For Mezzanine**
- **Easy Access To M1 at Junction 29**
- **Immediately Available on New Lease**

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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 some partitioned office space.

SPECIFICATION

- Concrete floor slab with power float finish
- Single span steel portal frame
- Coated steel insulated roof with translucent sheet roof lights
- Minimum eaves 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 **4,660 sq ft** **432.96 sq m**



RENT

£35,000 per annum exclusive. VAT will be payable.

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.

PLANNING

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

RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Factory and Premises - Rateable Value £21,750

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 62 (Band C). A full EPC will be provided on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes – Crosthwaite Commercial

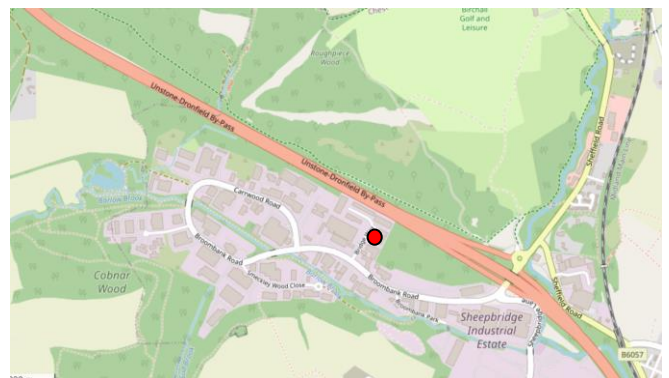
Mark@crosthwaitecommercial.com

07738 275 226

Ed Norris – Commercial Property Partners

ed@cpartners.co.uk

07711 319 339



SUBJECT TO CONTRACT & AVAILABILITY

January 2024