

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

5 Carlisle Close, Chesterfield S41 9ED



- High Quality Warehouse with High Eaves To Let
- Ground Floor Warehouse with First Floor Offices
- Secure Yard with Roller Shutter Access to the Building
- Excellent Links to the Surrounding Road Network
- **To Be Comprehensively Refurbished To a High Standard**
- 16,108 sq ft (1,497 sq m) GIA

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LOCATION

The building is located on Carlisle Close, a popular industrial location, which is accessed directly off the Dronfield Bypass. Chesterfield town centre is situated approximately three miles to the south and Sheffield city centre approximately 10 miles to the north.

There is good access to Junction's 29, 29a and 30 of the M1 Motorway to the east and south east which links to the wider motorway network.

Other occupiers in the immediate vicinity include Gemini Accident Repair, Bodycote, M Markovitz and Sheepbridge Business Centre.

DESCRIPTION

The premises provide predominantly open plan warehousing space over the ground floor along with first floor ancillary accommodation which includes offices, WC's, meeting rooms and kitchen facilities.

There is a designated loading area with an electric roller shutter to the east of the site which will be gated to provide a secure area. Staff and customer car parking is provided to the front of the premises.

The unit is to undergo comprehensive refurbishment to a high standard. Details can be provided on request.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	10,845 sq ft	1,008 sq m
Mezz / 1 st Floor Offices	4,574 sq ft	425 sq m
External Stores	689 sq ft	64 sq m
Total	16,108 sq ft	1,497 sq m



LEASE

A new full repairing and insuring lease is available directly from the landlord for a term by arrangement.

RENT

£120,000 per annum exclusive.

PLANNING

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

RATES

According to the Valuation Office Agency, the premises are assessed as follows:

Workshop and Premises:
 2023 Rateable Value £52,000.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

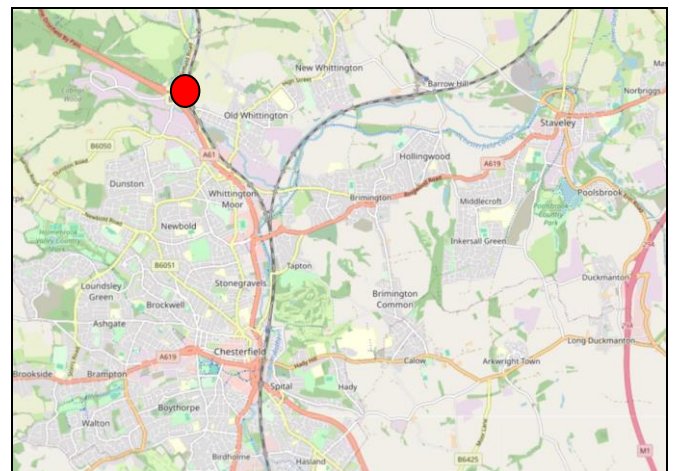
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

March 2025