

0114 2449121

eddisons.com

Eddisons

TO LET – MODERN DETACHED

TRADE COUNTER/WAREHOUSE/FACTORY UNIT



BUILDING 1, BRIMINGTON ROAD NORTH, CHESTERFIELD S41 9BE

Rent: £45,000 per annum exclusive

Size: 5,514 sq ft (512.32 sq m)

- Generous car parking
- Secure fenced and gated yard
- Within 0.5 miles of the A61
- Suitable for trade counter/drive to operators, subject to planning
- Prominent frontage site
- Eaves height of 4.46 m

LOCATION

The property is located along Brimington Road North (B6050) in a mixed commercial area, approximately 2.6 miles north of Chesterfield Town Centre and 3 miles north from Chesterfield Rail Station. The area comprises a mixture of traditional commercial warehouses and workshops, vehicle showroom and trade counter units.

DESCRIPTION

The property is a single storey portal framed detached unit with an eaves height of 4.46 m. The unit has 18 surfaced onsite parking bays with a fenced boundary. The unit may well suit trade counter/drive to or factory operators, subject to planning.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

	M ²	SQ FT
Industrial Building	512.32	5,514
Total	512.32	5,514

PLANNING

We have researched the planning website of Chesterfield Borough Council. The property is located in an area that has been designated for Economic Growth Policy CLP6.

Interested parties should submit any planning requests to Chesterfield Borough Council.

VAT

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

LEASE TERMS

The unit is available on a 5 or 10 year FRI term at a rental of £45,000 per annum exclusive of VAT with a separate estates charge payable.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the rating assessment is for the whole site and has a Rateable Value of:-

Warehouse and Premises - £130,000

It is advised that interested parties make their own enquiries to the VOA or the local planning authority.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Adrian Lunn
Adrian.Lunn@eddisons.com
(0114) 2449121

Ref:

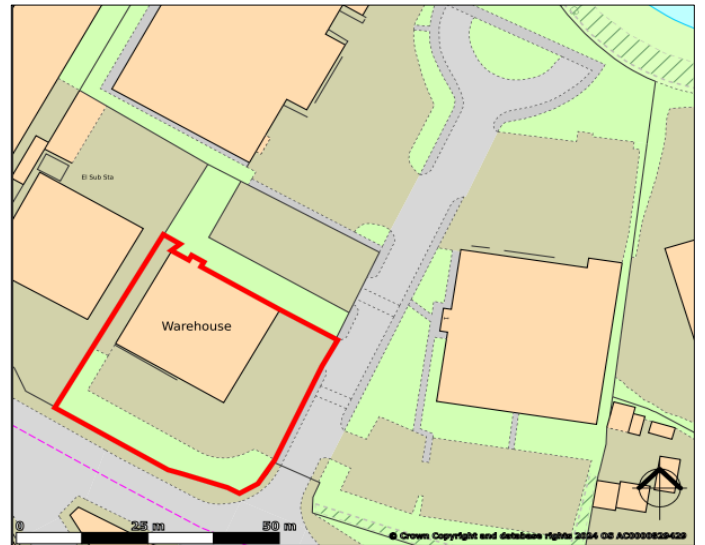
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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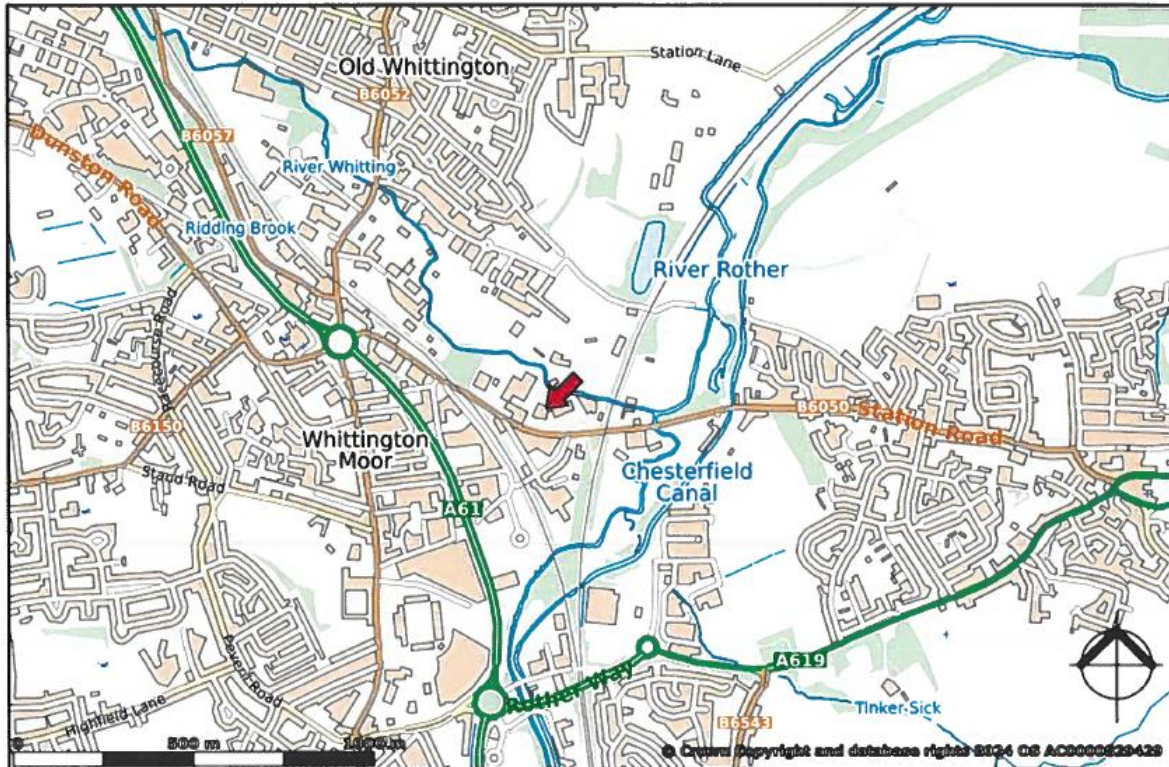
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