

TO LET
Refurbished Industrial Unit



UNIT 1 & 3
POTTERY
LANE WEST
CHESTERFIELD S41 9BN

25,549 sq ft (2,374 sq m)

- Refurbishment works planned
- Fronting A61 dual carriageway
- Unit 1 & 3 are adjoining units comprising a car showroom / office space to the front with workshop area at the rear. The showroom has full height glazed display frontage, suspended ceilings with inset lighting, tiled floors, partitioned offices and WC facilities. To the rear of the showroom is a vehicle repair workshop with ancillary office accommodation.
- The internal fit out has been altered by the previous tenant to provide service and repair areas, spray booths and car wash and valet bay.
- Small private forecourt area to the front

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LOCATION

Chesterfield is a historic market town and local government district in Derbyshire, situated on the western side of the M1 motorway some 13 miles south of Sheffield and 26 miles north of Derby. Smaller population centres include Dronfield approximately 3½ miles to the north and Brimington 3 miles to the south east.

Chesterfield benefits from excellent road communications with the A61 running north to south and the A619 running east to west through the town. Junction 29 of the M1 motorway is 4.5 miles to the south east via the A617.

Chesterfield has a main line rail station providing links to Sheffield to the north and a direct service to London (St Pancras) with a fastest journey time of 2 hours. Airport facilities for commercial flights are available at Manchester and East Midland airports.



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ACCOMMODATION

The property occupies a corner plot at the junction of Pottery Lane West and Thompson Street, approximately 1 mile north of Chesterfield town centre. The property is located on the western side of the A61 dual carriageway and, although not directly accessible, provides good prominence to passing traffic. The B6057 Sheffield Road lies to the west and provides direct access to Chesterfield town centre to the south. Junction 29 of the M1 motorway is circa 4.5 miles south east via the A617 Hasland By-pass.

The immediate surrounding area is generally of a mixed-use nature, characterised by car dealerships, light industrial, retail stores and residential accommodation. Occupiers in the vicinity include Triangle KIA, KM Furniture Ltd, Derbyshire City Council, Tesco Extra, Chesterfield FC, Peugeot Bristol St Motors and Halfords.



Industrial Accommodation

Unit	Sq Ft	Sq M
1	22,891	2,127
3	2,658	247

FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact the landlord directly:



Billie Bristow
bb@in-siteproperty.com

