

WORKSHOP

TO LET



**Unit 2C, Carrwood Road, Sheepbridge Industrial Estate, Chesterfield
S41 9QB**

Eddisons

UNIT 2C, CARRWOOD ROAD

SHEEPBRIDGE INDUSTRIAL ESTATE, CHESTERFIELD, S41 9QB



Agreement

To Let



Detail

Workshop



Rent

£75,000 pax



Size

1,432.1 sq m (15,415 sq ft)



Location

Chesterfield, S41 9QB



Property ID

751.1229766

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises a detached workshop unit of twin bay steel portal frame construction with roller shutter commercial vehicle access doors to the front. The unit benefits from offices, a part mezzanine floor and WC's to the ground floor.

The unit has an eaves height of approximately 6.5 m and benefits from useful forecourt and side yard for full commercial vehicle access.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	1,063.0	11,442
Mezzanine	369.1	3,973
Total GIA	1,432.1	15,415

Energy Performance Certificate

Rating: D(96).

Services

We understand that mains water, three phase electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Chesterfield Borough Council
Description: Factory and Premises
Rateable Value: £53,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

(Reference appropriate rates relief here if preferred - delete text in brackets if not needed). Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease.

Rent

£75,000 per annum exclusive

VAT

We understand that VAT may be charged on the rent. Interested parties should satisfy themselves as to the applicable VAT position by taking the appropriate professional advice.

Legal Costs

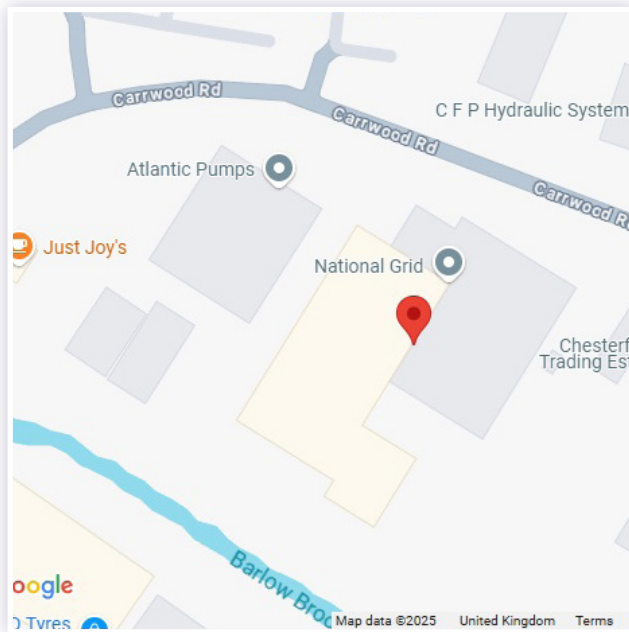
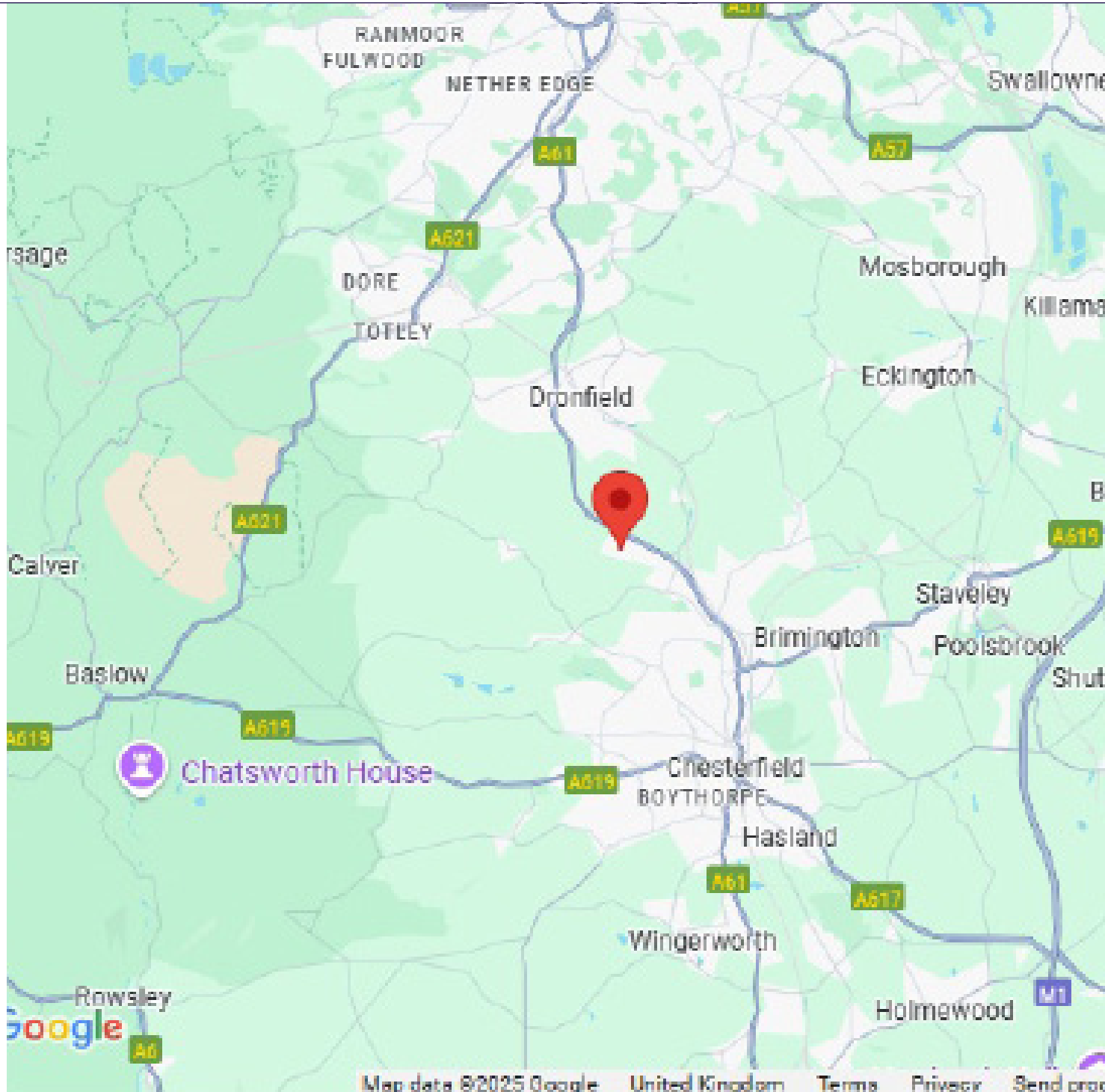
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated at the north side of Sheepbridge Industrial Estate on Carrwood Road. Sheepbridge Industrial Estate is located immediately adjacent to the A61 Dronfield Bypass 2 miles to the north of Chesterfield Town Centre.





Google

