



INDUSTRIAL

£34,000 P.A.X

Land at Whittington Way
Off Station Road
Chesterfield – S41 9ES

- 1,844 sq m (0.46 acres)
- Level compound
- Landlord to fence and grade
- Popular accessible location a short distance from Whittington Moor Roundabout
- Easy access to A61 Dronfield By-Pass

LOCATION

The site is situated in an established industrial area and within close proximity to a number of the main car dealerships in a popular location a short distance from the A61 (Dronfield bypass). The location provides easy access to both Chesterfield and Sheffield and the wider trunk road network and M1 beyond.



DESCRIPTION

The compound will provide a level graded site which will be security fenced and gated.

There is an electrically operated gate to provide access from Whittington Way to the main site and there will be new separate gates to the compound.

ACCOMMODATION

Description	(sq.m)	(acres)
Remaining Area	1,844	0.46
TOTAL To be confirmed by final survey	1,844	0.46

LEASE TERMS

The property is available by way of a new lease at £34,000 per annum plus VAT

This will be adjusted pro rata (up or down) once final boundaries have been surveyed and fencing has been completed.

The initial lease will be for a 3 or 5 year term with annual landlord break options.

BUSINESS RATES

To be assessed on occupation.

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email philip@rensurveyors.co.uk

DISCLAIMER – Amended April 2025

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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