



TO LET
Various Industrial Units and Yards

POTTERY LANE WEST

Chesterfield S41 9BN



620 - 22,891 sq ft (57.59 - 2,126.6 sq m)

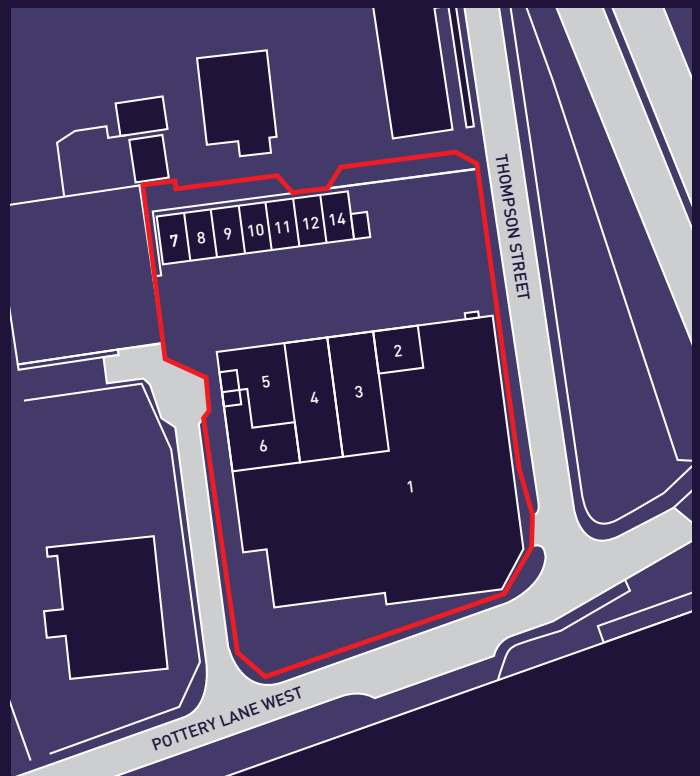
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The property occupies a corner plot at the junction of Pottery Lane West and Thompson Street, approximately 1 mile north of Chesterfield town centre. The property is located on the western side of the A61 dual carriageway and, although not directly 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.

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 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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SHOWROOM/WORKSHOP AND INDUSTRIAL UNITS

The largest block comprises a car showroom/workshop to the front with 4 self-contained industrial units to the rear. The building is of steel frame construction with a mixture of brick/block work and profile steel clad elevations, surmounted by a steel truss and asphalt covered north light roof.

The front element was previously used as a car showroom and was comprehensively refurbished and extended in 1998 to provide a full height glazed display frontage, suspended ceilings with inset lighting, carpet and tiled floors, partitioned offices and customer WC facilities. There is also a forecourt area for car display. However at present the tenant is not using the showroom element other than for some general storage.

To the rear of the showroom is a vehicle repair workshop with ancillary office accommodation. The tenant has altered the internal fit out of the workshop to provide service and repair areas, spray booth, parts bay, car wash and valet bay.

In addition to this, there are four small self-contained industrial units that are let on separate leases. Vehicular and loading access to the units is provided by way of manually operated roller shutter doors.

INDUSTRIAL UNITS

In addition to the principle building, there are seven terraced industrial/trade units arranged in a separate single block. The units (Nos. 7 – 14) date from the mid- 1980s and are of steel frame construction with block/brickwork elevations surmounted by an insulated mono pitched roof. The units all benefit from a single full height roller shutter door, clear eaves height of 3m (10ft), rising to 3.9m (13ft) at the rear, WC facilities and parking/loading facilities. The entire site is rectangular in shape and extends to approximately 0.69 ha (1.7 acres).

ACCOMMODATION

The property provides approximately 3,454 sq m (37,177 sq ft) of accommodation on a Gross Internal Area basis calculated in accordance with the RICS Code of Measuring Practice (6th Edition). Individual unit areas are set out in the tenancy schedule.

Unit 1/3	25,549 sq ft	2,374 sq m
Unit 2	890 sq ft	83 sq m
Unit 4	2,641 sq ft	246 sq m
Unit 5	2,080 sq ft	194 sq m
Unit 6	1,557 sq ft	145 sq m
Unit 7	620 sq ft	58 sq m
Unit 8	620 sq ft	58 sq m
Unit 9	620 sq ft	58 sq m
Unit 10	620 sq ft	58 sq m
Unit 11	620 sq ft	58 sq m
Unit 12	620 sq ft	58 sq m
Unit 14	740 sq ft	69 sq m
Total	36,437 sq ft	3,385 sq m



TERMS

Further information available from Billie Bristow; please email bb@in-siteproperty.com or call 01937 849259.

FURTHER INFORMATION



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