

0114 2449121

eddisons.com

Eddisons

TO LET - MODERN DETACHED WAREHOUSE/FACTORY UNIT



**BUILDING 2, BRIMINGTON ROAD NORTH, CHESTERFIELD S41 9BE**

**Rent: £102,500 per annum exclusive**

**Size: 13,363 sq ft (1,241.42 sq m)**

- Eaves height of 6.56 m
- Good yard
- Ample surfaced car parking
- Secure fenced site
- Detached prominent warehouse/factory

## 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 comprises a single storey detached factory/warehouse of steel portal frame construction and clad with profile metal sheeting. The unit has a yard, good car parking and two storey offices.

The unit has an eaves height of 6.56 m.

## 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.

	SQ M	SQ FT
Ground Floor Warehouse and First Floor Offices (excluding Mezzanine)	1,241.5	13,363
<b>Total</b>	<b>1,241.5</b>	<b>13,363</b>

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the rating assessment is for the whole site and is assessed with 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.

## 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 their planning requests to Chesterfield Borough Council.

## LEASE TERMS

The unit is available on a 5 or 10 year FRI term at a rental of £102,500 per annum exclusive of VAT with a separate estates charge payable.

## VAT

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

## 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: /1

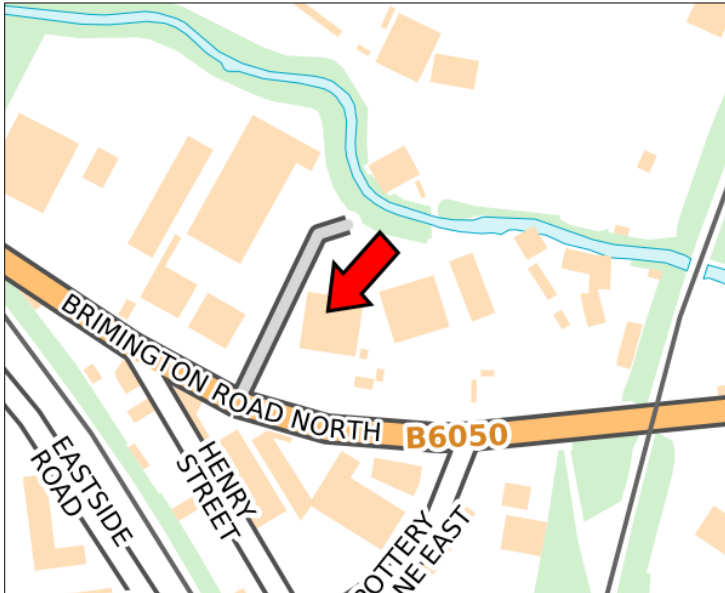
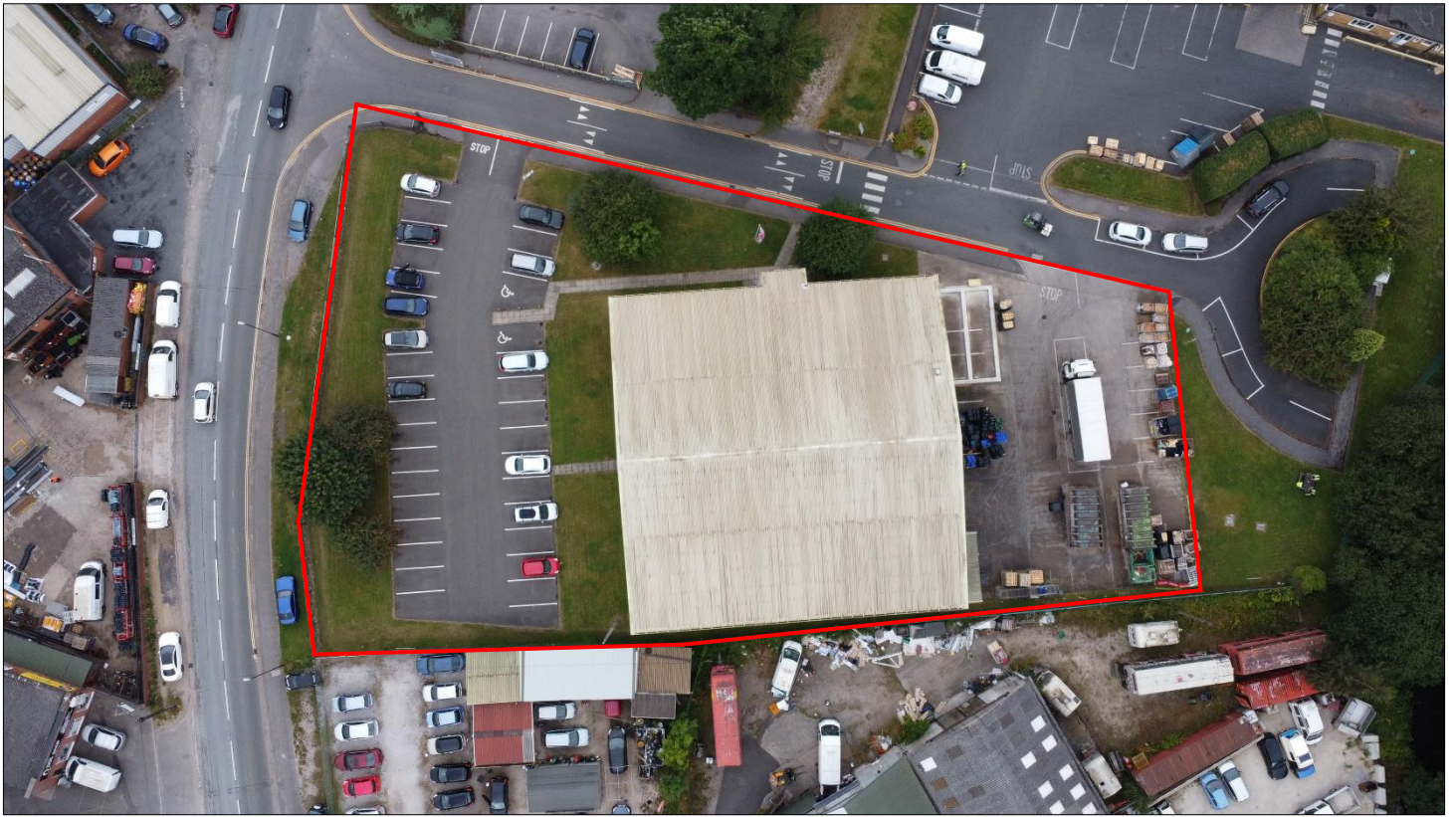
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T: 0114 2449121

### Important Information

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**Eddisons**

Incorporating Fernie Greaves



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