

Carrwood Industrial Estate

Carrwood Industrial Estate (Phase 2), Carrwood Road Chesterfield S41 9QB
Warehouse | 12,565 ft²



Secure fenced car parking



24-hour access



Roller shutter doors



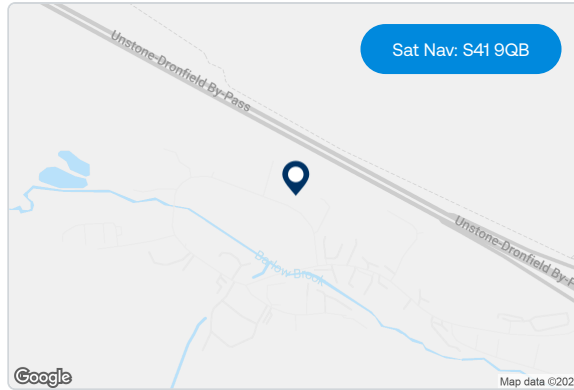
Secure fenced yard



Refurbishment completing shortly

Available to Let





Description

The property comprises a detached, self-contained industrial unit of steel portal frame construction, incorporating brick and blockwork profile clad elevations. The accommodation is arranged across four bays beneath a multiple pitched roof, providing an eaves height of approximately 5.2 metres and concrete flooring throughout. Access to the unit is provided via four pedestrian entrances in addition to four full-height electric shutter doors, allowing flexible loading and operational use.

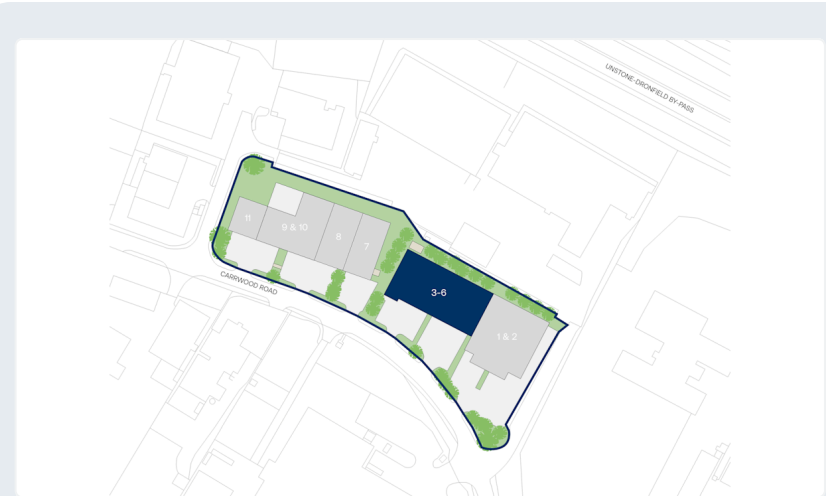
Externally, the property benefits from a secure, private yard area, with two separate access gates.

The unit is currently undergoing a full refurbishment to include a new roof.

Location

The units form part of Carrwood Road Industrial Estate, fronting Carrwood Road an established industrial area of Chesterfield. The location provides convenient access to the A61 Dronfield Bypass, and is a short distance from Junctions 29 & 30 of the M1 Motorway.

Chesterfield town centre lies approximately 5km to the south, and Sheffield city centre approximately 10km to the north. The surrounding area is characterised by a mix of industrial, trade, and warehouse occupiers, making it a well-positioned and practical base for a variety of business uses.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 3-6	Warehouse	12,565	Immediately
Total		12,565	

Further information

EPC

Unit 3-6: D

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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