

Carrwood Industrial Estate

Carrwood Industrial Estate (Phase 2), Carrwood Road Chesterfield S41 9QB
Warehouse | 4,896 ft²



Secure fenced car parking



Eaves height 4.77m



Roller shutter door



Three-phase power



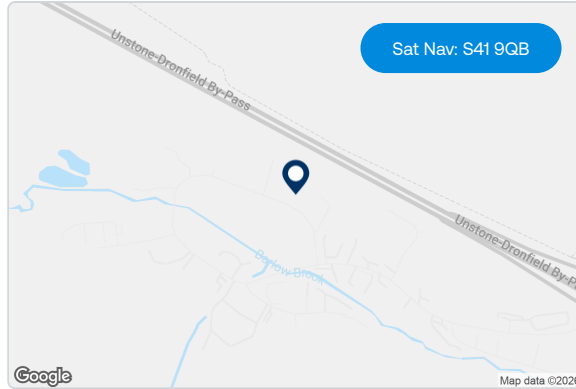
LED lighting



24 hour access

Available to Let





Description

The unit comprises a modern industrial unit of steel portal frame construction, incorporating brick blockwork and profile clad elevations beneath a single-pitch roof. The property benefits from concrete flooring throughout and is accessed via a full-height roller shutter door. An office block is situated at the front of the unit, alongside kitchen and WC facilities. Externally, the unit features a front-loading yard with dedicated parking provision.

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	PCM Rent (£)
Unit 7	Warehouse	4,896	Immediately	2,856
Total		4,896		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC
Unit 7: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

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