Carrwood Industrial Estate

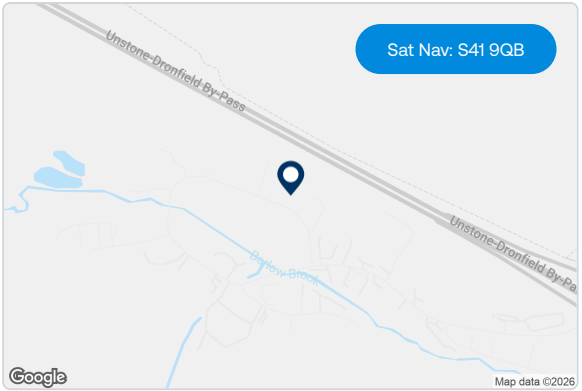
Carrwood Industrial Estate (Phase 2), Carrwood Road Chesterfield S41 9QB

Warehouse | 12,565 ft²

- On-site parking
- 24-hour access
- Roller shutter door
- Secure yard
- To be refurbished







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.

Further information

EPC
Unit 3-6: D,

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.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Units 3-6	Warehouse	12,565	Immediately	7,068	D
Total		12,565			

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.

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