



**BNP PARIBAS
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TO LET

**Unit 17 Broombank Park, Chesterfield
Derbyshire, S41 9RT**

**Industrial Unit
1,162 sq ft (107.95 sq m)**



DESCRIPTION

A mid terraced industrial building with steel frame construction beneath a pitched roof which benefits from translucent roof panels providing natural lighting to the warehouse.

The property provides the following:

- 3 Phase power.
- Mains water and Gas supply.
- Roller shutter door.
- Height of 4.00m to the eaves.
- W/C.
- Parking to the front.

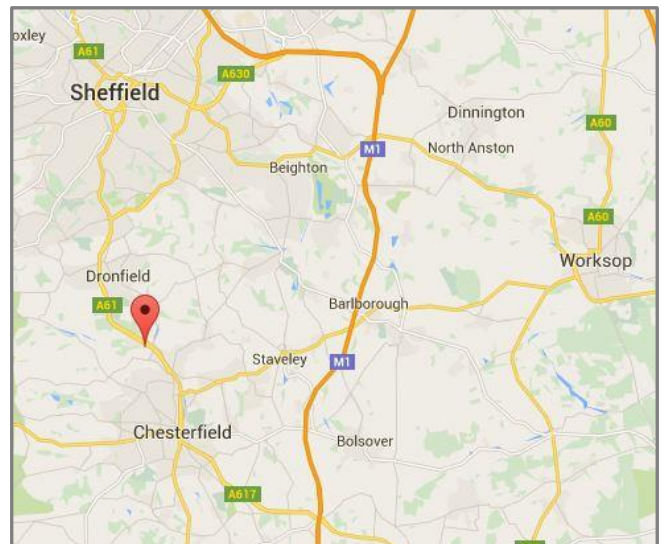


LOCATION

Located to the North of Chesterfield just off the A61 (600m) bypass between Sheffield & Chesterfield within Broombank Park. The unit is well placed to serve Sheffield, Chesterfield and the surrounding regions. The distances quoted below are approximate.

Local occupiers include SIG Insulation, Guilder Volkswagen, JCT600 Chesterfield Volkswagen and Edmundson Electrical.

- Chesterfield – 3.5 miles (5.6km)
- Sheffield – 10 miles (16km)
- A61 – 600m (0.6km)
- A619 – 1.73 miles (2.79km)
- M1 J30 – 8.5 miles (14km)
- M1 J29A – 8.1 miles (13km)



ACCOMMODATION

The property has been measured on a Gross Internal basis (GIA) in accordance with the RICS Code of measuring practice 6th edition. Areas quoted are approximate and should not be held as 100% accurate.

	SQ FT	SQ M
Ground Floor	1,162	107.95
Total	1,162	107.95



BUSINESS RATES

The property is included in an assessment for Units 15-17 and will need to be split to provide its own assessment. Any enquiries to business rates should be made to the local authority. The Billing authority reference for the property is - 2CH10310164

EPC

Further details, including a copy of the certificate and recommendation report is available upon request.

VAT

VAT is applicable on the rent at the appropriate rate.

TERMS

A new Fully Repairing & Insuring (FR&I) Lease is available at £7,000 (Seven Thousand Pounds) per annum exclusive. A service charge is applicable for the estate.

CONTACTS

For further information or to arrange a viewing please contact:

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March 2016

