



TO LET

Unit 20 Broombank Park, Chesterfield Derbyshire, S41 9RT

Industrial Unit

7,053 sq ft (655.26 sq m) - 22,806 sq ft (2,118.77 sq m)



DESCRIPTION

A detached 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.
- 3 roller shutter doors.
- Height of 6.10m to the frame. 7.40m to the eaves.
- Offices to ground & first floor.
- Kitchen/staff room.
- Parking to the front and additional parking adjacent if required.
- Intruder & fire alarm.
- Radiator central heating to the offices.

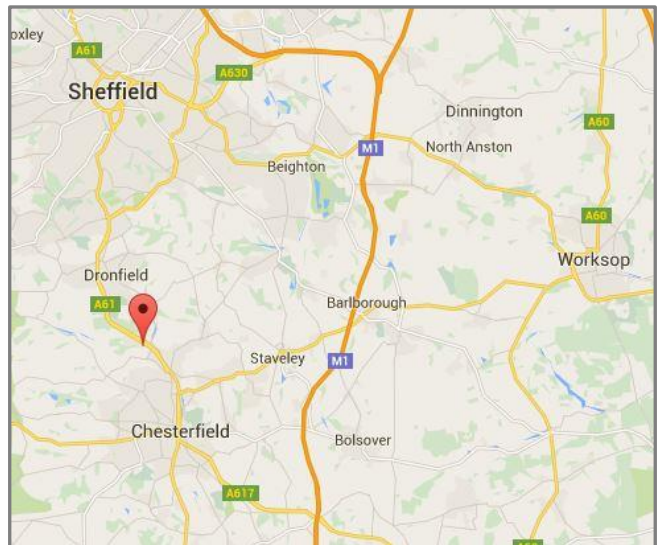


LOCATION

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	21,450	1,992.71
First Floor	1,357	126.06
Total	22,806	2,118.77

BUSINESS RATES

The property has a rateable value of £76,000. Any enquiries to business rates should be made to the local authority. The Billing authority reference for the property is - 2CH10310200

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 £99,500 (Ninety Nine Thousand Five Hundred Pounds) per annum exclusive. A service charge is applicable for the estate. The unit could be split subject to covenant strength.

CONTACTS

For further information or to arrange a viewing please contact:

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