

Wingfield Court | Clay Cross
Chesterfield | S45 9HX

Brand new high specification industrial / warehouse units available on a superb new estate

From 144m² (1,550ft²) to 1,858m² (20,000ft²)

CGI of Finished Look



- High quality new build industrial/warehouses
- Well located just off Junction 29 of the M1
- Competitive lease terms and freehold sale values available
- 6-8 metre eaves height
- Units 1A, 1B & 1C available September 2021
- All other units available Summer 2022



For Sale/To Let

Proposed Site Plan



Location

Wingfield Court is located directly off the A6175 along Market Street on the corner of Coney Green Business Centre. The property has good quality road connections with easy access onto the A61 and also access to Junction 29 of the M1 motorway within a 10 minute drive time.

EPC

The EPC ratings of the buildings will be confirmed once constructed with a likely rating of A.

Planning

From conversations with North East Derbyshire District Council, the units will have outline planning consent for Use Class E (Industrial), B2 (General Industrial) and B8 (Storage and Distribution) within the Town and Country Planning (Use Classes) Order 1987.

Specification

The units will provide the highest standard of industrial/warehousing space available to buy or rent. The full specification is available upon request, but the key features will include:-

- Full height roller shutter access
- 6-8 metre eaves height
- 3 phase power
- Glazed reception entrance way with personnel door
- Additional yard and car parking

Services

All mains, water, gas, electricity (3 phase) and drainage will be connected to the site. A higher electricity loading supply can be made available in the vicinity at modest additional cost. Further details are available upon request.

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Accommodation

From measurements taken on site we calculate the following:

Unit	M ²	Ft ²
1A	144	1,550
1B	431	4,639
1C	570	6,140
2A	1,858	20,000
2B	465	5,000
3A-F	174	1,873
4	960	10,330
5A	255	2,740
5B	255	2,740
5C	255	2,740
6A	255	2,740
6B	255	2,740
6C	255	2,740

Service Charge

A nominal service charge will be payable towards the upkeep and maintenance of the common areas of the estate once fully developed.

Quoting Terms

The units are available to purchase or rent on the following quoting terms:

Unit	Rent	Price
1A	Under offer	
1B	Under offer	
1C	Under offer	
2A	On application/can be split	
2B	Under offer	
3A-F	Under offer	
4	£70,000	£1,136,300
5A	£21,000	£325,000
5B	£21,000	£325,000
5C	Under offer	
6A	Under offer	
6B	£21,000	£325,000
6C	£21,000	£325,000

VAT

VAT is applicable on the price/rent and service charge due at the prevailing rate.

SAT NAV: S45 9HX



For further information or to arrange to view please contact:

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