



A61

TO LET

**INDUSTRIAL / MANUFACTURING / DISTRIBUTION ACCOMMODATION
FROM 5,058 SQ FT TO 192,812 SQ FT (460 SQ M TO 17,913 SQ M)**

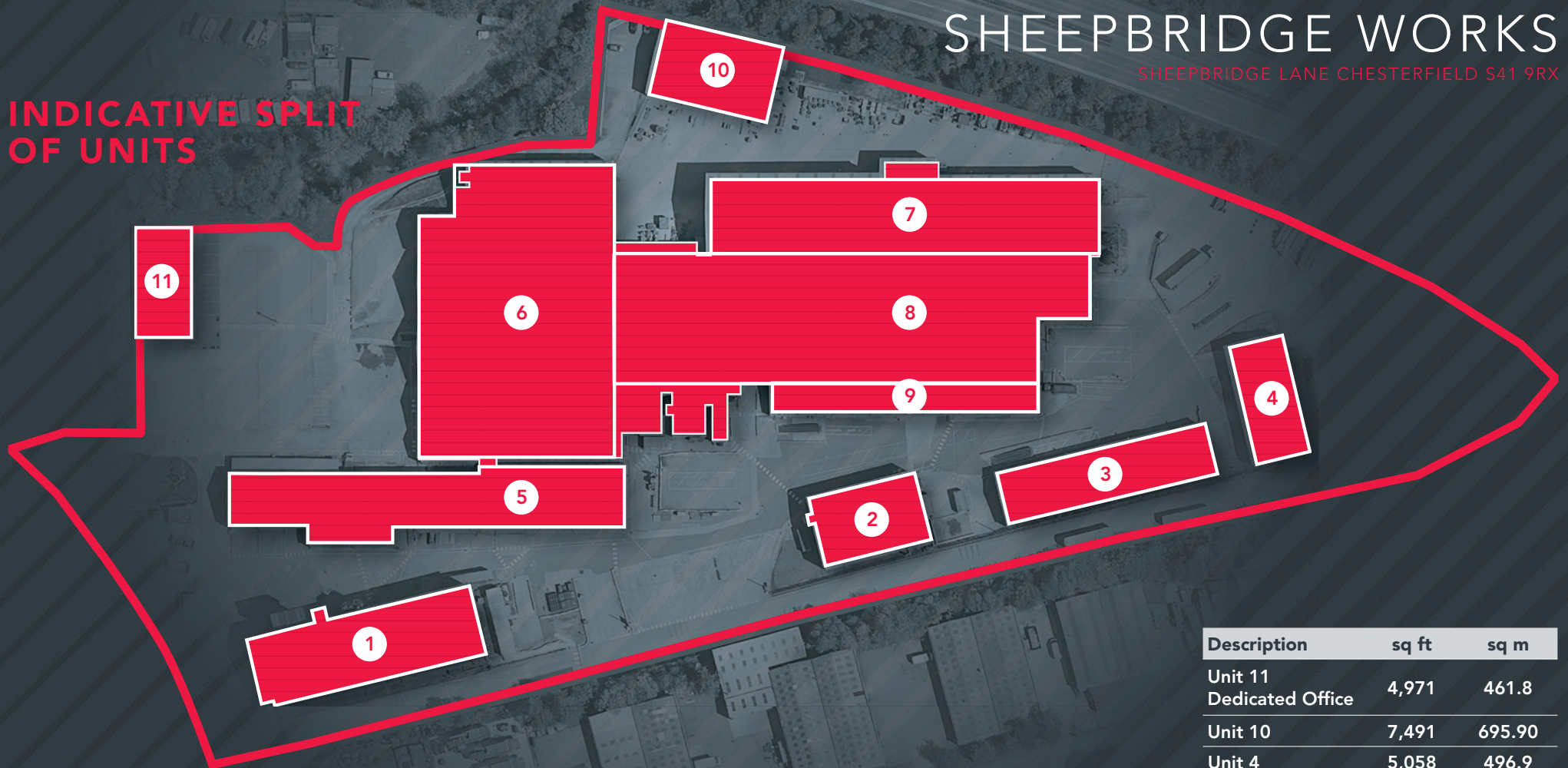
SHEEPBRIDGE WORKS

SHEEPBRIDGE LANE CHESTERFIELD S41 9RX

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INDICATIVE SPLIT OF UNITS



SHEEPBRIDGE WORKS

Sheepbridge Works provides a complex of units from 5,058 sq ft upwards.

The site can be split to cater for a variety of occupier requirements.

GENERAL SPECIFICATION

- Lighting throughout
- Full height loading doors
- Good sized loading areas
- Car parking
- There is a detached office block to the front of the site that is available
- The estate benefits from secure gated access

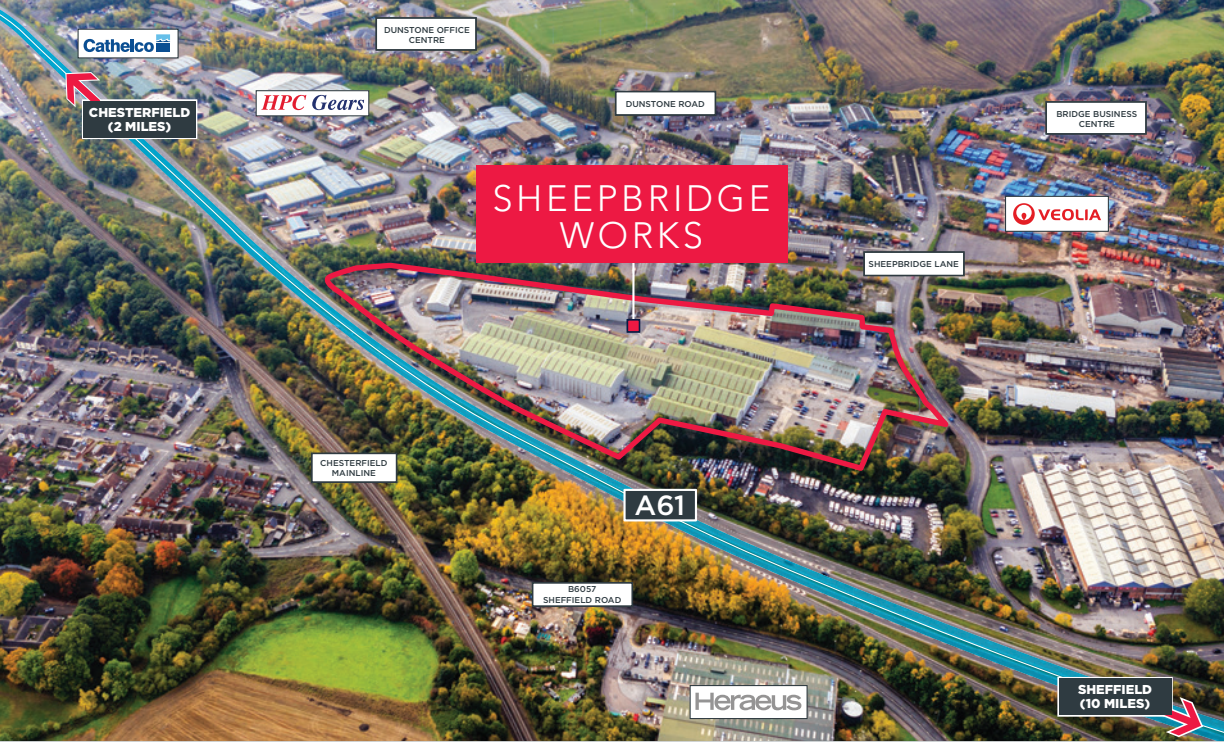
ACCOMMODATION

From the measurements provided, we understand that the building provides the following Gross Internal Areas (GIA).

The property provides a GIA of 192,812 sq ft (17,912 sq m). Based on the above indicative split, the areas are as follows, subject to measurements following sub-division:

Description	sq ft	sq m
Unit 11 Dedicated Office	4,971	461.8
Unit 10	7,491	695.90
Unit 4	5,058	496.9
Unit 3	8,891	826.00
Unit 2	6,091	565.90
Unit 1	13,131	1,219.90
Warehouse 5-9	147,179	13,673.40
Total GIA	192,812	17,912

Unit 5-9 represents an indicative layout. Unit sizes can be altered to suit occupier requirements.



LOCATION

The available accommodation within Sheepbridge Works fronts directly on to Sheepbridge Lane which provides direct access to the Chesterfield - Dronfield Bypass (A61). Chesterfield town centre is situated approximately 2 miles to the south and as such the estate benefits from good motorway links. The M1 Motorway is accessible to the north via A619 at J30 and to the south via A617 at J29, approximately 10 and 8.5 miles away respectively.

Sheepbridge is one of Chesterfields principal industrial areas and is an established commercial location. The area is home to a variety of business uses from traditional industrial and warehousing occupiers to trade, offices and showrooms. The immediate area boasts a number of established occupiers including Peak Oils, Superior Spas, Inspirepac and GCL Products.



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TERMS

The accommodation is available to let by way of new occupational leases on terms to be agreed. Rent on application.

EPC'S

Available on completion of works to sub-divide the site.

VAT

All figures are quoted exclusive of VAT at the prevailing rates.

LEGAL COSTS

Each party is responsible for their own costs incurred in any transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

BUSINESS RATES

Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

ALL ENQUIRIES

For additional information or to arrange an inspection please contact:

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