

bothams

1871



R Hicks & Sons Brimington Road North
, Chesterfield, S41 9BE

£10,000 Per Calendar Month



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General

A modern well-presented open span warehouse with offices, storage rooms, trade counter area and mezzanine space, equipped with gas fired space heating and UPVC double glazing.

The main structure consists of a steel portal frame half clad with traditional construction with the top half and roof additionally clad with metal sheeting. The soffit and fascia boarding is to be renewed before new occupation.

The interior space consists of a large open area with access to office space, 2 w/c facilities to the rear corner of the unit and additional storage space underneath the mezzanine which has potential to be office space if required. There are three staircases providing access above the mezzanine where a staff/break room, two w/c facilities and additional storage can be found, Head height is restricted in some areas where there are steel beams.

To the front of the property boasts a large fenced yard used as parking and "goods out" area providing access in and out the property via a loading door. There is also an access to the trade counter via a UPVC door. (Please note his front yard is to be re-tarmacked before the current tenant departs)

There is an access road from Brimington Road North to an additional side yard allowing access to the "goods in" section of the property where you will find a loading door. This road is able to accommodate a 26 pallet Arctic as there is additional turning space.





Dimensions

Trade Counter - 5.496m x 4.141m = 22.759 sqm = 245 sqf

Office - 5.504m x 13.611m = 74.915 sqm = 806 sqf

Store 1 - 5.49 x 2.51 = 13.780 sqm = 148 sqf

Store 2 - 5.501 x 12.181 = 67.008 sqm = 721 sqf

Store 3 - 5.502 x 6.729 = 37.023sqm = 399 sqf

WC - Ladies -

WC Store - 1.905 x 1.203 = 2.292 sqm = 25 sqf

WC - Gents -

Warehouse - 25.21 x 45.94 = 1158.147 sqm = 12466 sqf

Goods In - 5.701 x 14.96 = 85.287sqm = 918sqf

Location

Considered well situated within the prime industrial business/trading sector of Chesterfield, conveniently close to the Sheepbridge intersection of the old Sheffield Road B6057, the main A61 Unstone Dronfield Bypass Chesterfield inner relief road.

Junctions 29, 29a and 30 of the motorway M1 are within convenient travel distance facilitating ease of travel and access further afield by the trunk road and motorway networks.

The major Midlands cities of Sheffield and South Yorkshire conurbation, Nottingham and Derby are each considered within daily travel to work and commuting distance.

Services

Mains gas, water, electricity, drainage and internet services have previously been connected to serve the premises.

A new boiler and updated electricals installed in 2020/2019

Asking Price & Business Rates

£10,000 per calendar month exclusive of non-domestic rates, V.A.T. and the usual tenant's outgoings.

Business Rates - to be determined

