SMC Brownill Vickers

To Let

End terraced industrial unit suitable for a variety of uses.

£11,000 per annum Plus VAT

Unit 14 Broombank Park, Chesterfield, S41 9RT

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

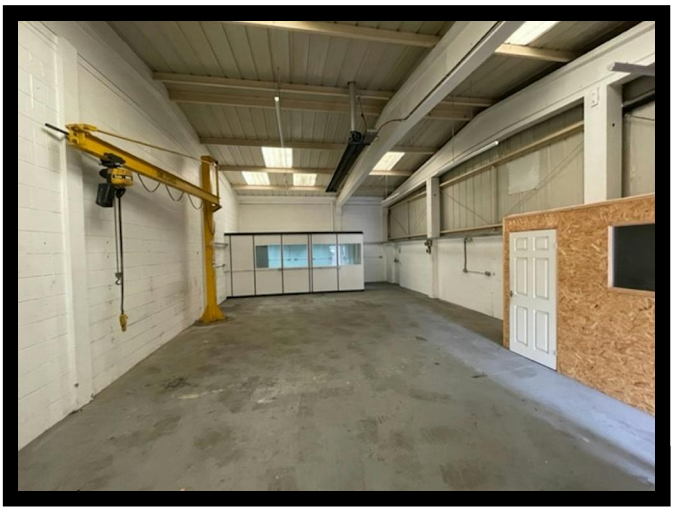
smcbrownillvickers.com

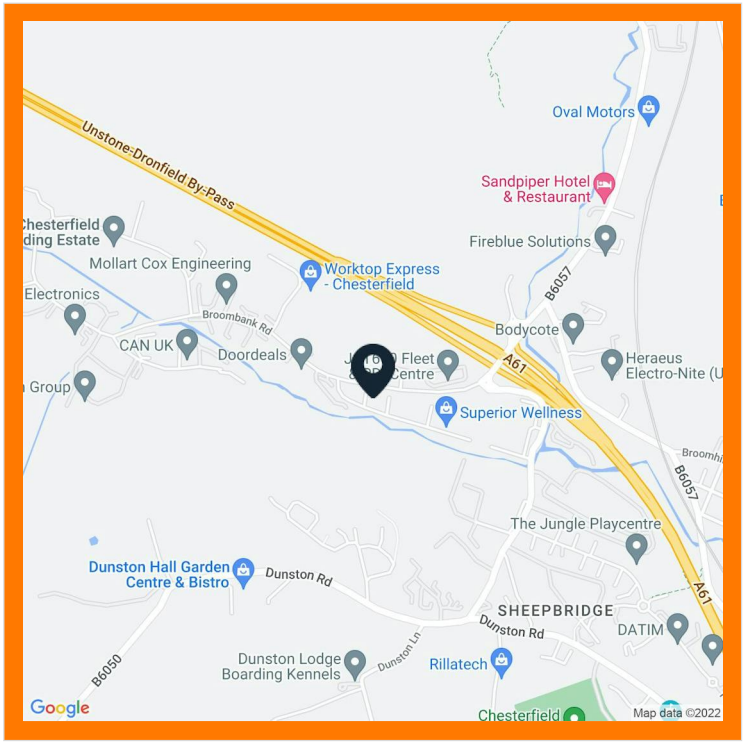
- Established industrial location
- Good links to A61
- Ideal starter unit
- Suitable for a variety of occupiers

RICS

A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

SMC Brownill Vickers





Description

This is an end terraced industrial unit of steel framed construction beneath a pitched roof which benefits from translucent panels providing natural lighting to the warehouse. There is strip lighting and Ambirad heating.

The unit is an ideal starter unit capable of being used for a variety of uses providing a workshop/ warehouse with an office set to the rear.

There is a roller shutter access of 3m high by 2.7m wide, as well as a separate personnel door.

Available from October 1st.

Location

Broombank Park forms part of the larger Chesterfield Trading Estate at Sheepbridge, located to the North of Chesterfield. It Is just off the A61 bypass between Sheffield and Chesterfield. The unit is well placed to serve Sheffield and Chesterfield and the surrounding regions.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,193	110.83	Let
Total	**1,193**	**110.83**	

Accommodation

Warehouse
Partitioned office
Toilet
Gross Internal Area 110.85 sq m (1,193 sq ft)

Business Rates

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 14, Broombank Park, Broombank Road, Chesterfield, Derbyshire, S41 9RT
Description: Workshop and premises
Rateable Value: £6,800

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Asking Terms

The property is available on a new lease basis on flexible terms at an initial rental of £11,000 per annum plus VAT.

Energy Performance Certificate

The property currently has an energy efficiency rating of E valid until 4 December 2027.

Money Laundering Checks

The Money Laundering Regulations require us to conduct checks upon all tenants.

Prospective tenants will be required to provide certain identification documents.

Energy Performance Certificate

Upon Enquiry

Isaac Clayton
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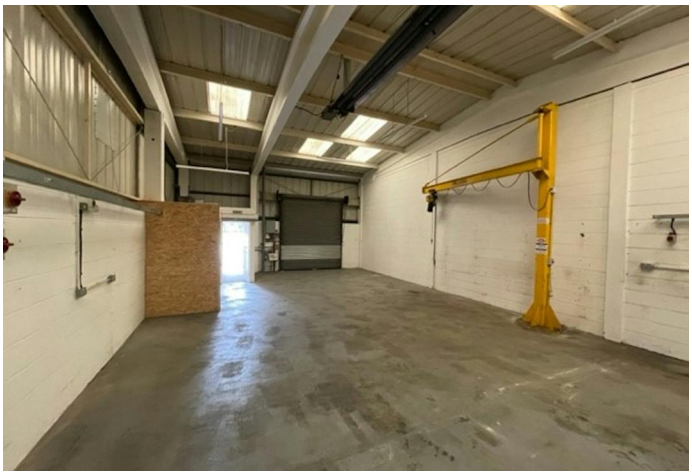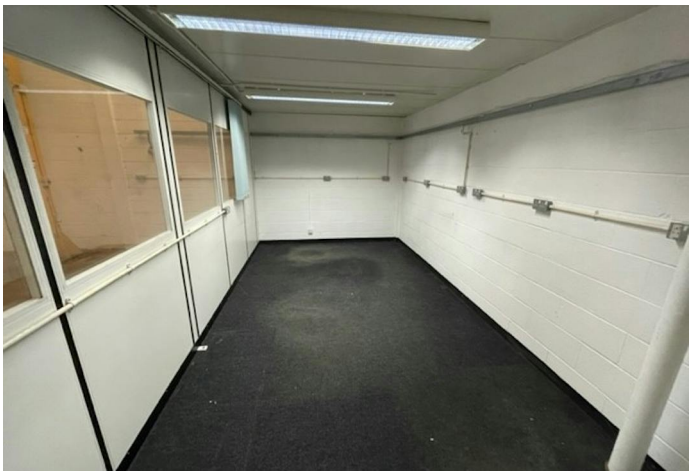
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