

NorthCap

TO LET

17,737 SQ FT (1,647.82 SQ M)

Newly refurbished 17,737 sq ft detached warehouse with secure yard - Available Immediately - To Let

Unit 5 Carlisle Close

Sheffield Road | Sheepbridge | Chesterfield | S41 9ED

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**Unit 5
Carlisle
Close**

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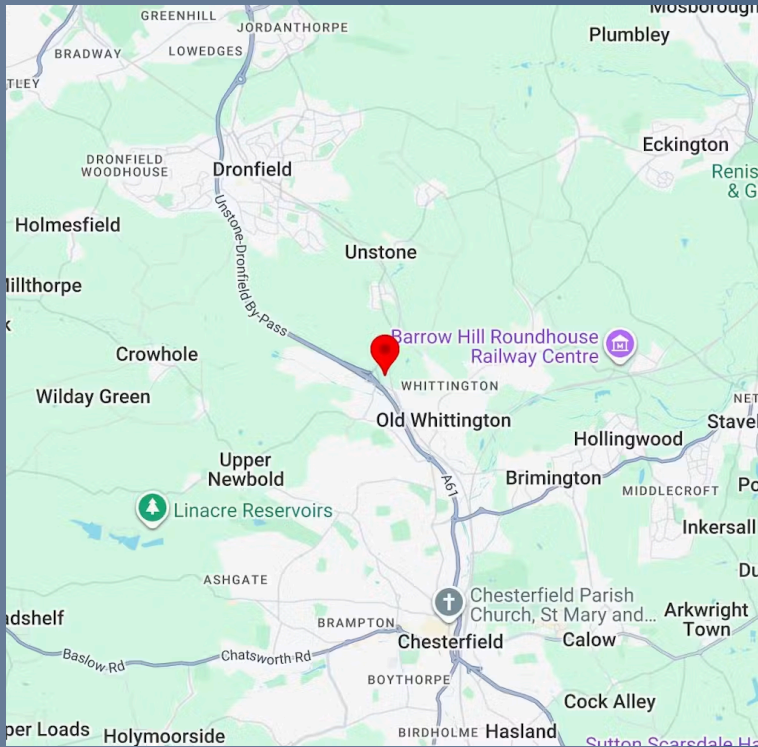
- ▶ 17,737 sq ft (GIA) detached warehouse unit – newly refurbished throughout
- ▶ 6.1m eaves height, rising to 7.2m at the apex
- ▶ Established Sheepbridge location – easy access to the A61 and M1 (J29 / 29A / 30)
- ▶ 2 ground-level loading doors
- ▶ First-floor mezzanine office / storage (approx. 4,569 sq ft)
- ▶ Three-phase electricity and LED lighting throughout
- ▶ Good-sized secure dedicated yard, with canopy and external storage units
- ▶ Car parking to the front for approximately 12 vehicles

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SUMMARY

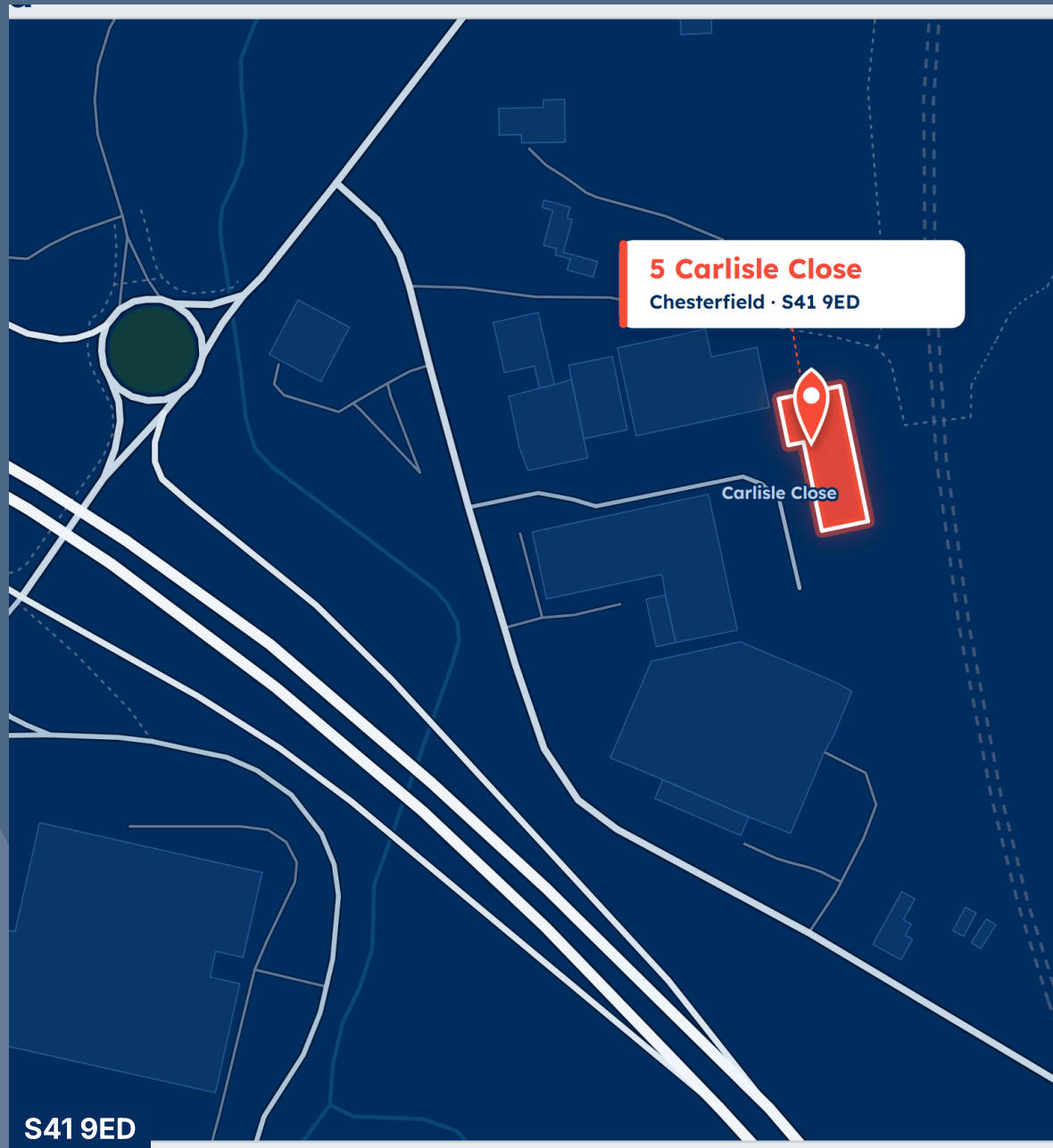
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The property is situated on Carlisle Close, within the well-established Sheepbridge industrial area of Chesterfield. Access is taken directly off Sheffield Road, which links to the A61 Dronfield Bypass.

The premises lie approximately 3 miles north of Chesterfield town centre and approximately 10 miles south of Sheffield city centre, with strong connectivity to the M1 motorway via Junctions 29, 29A and 30. The Sheepbridge estate is home to established occupiers including Gemini ARC, Bodycote, Markovitz.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Warehouse	10,834	1,006.51	Available
Ground - Ground Floor Office	1,172	108.88	Available
Unit - First Floor Office	1,172	108.88	Available
Mezzanine	3,397	315.59	Available
Unit - External Stores	1,162	107.95	Available
TOTAL	17,737	1,647.81	



DESCRIPTION

Unit 5 Carlisle Close comprises a detached industrial / warehouse building of steel portal frame construction, with part-clad and part-blockwork elevations beneath a parapet triple-pitched roof incorporating translucent roof panels.

The unit benefits from 2x Ground level loading doors and a secure yard externally, along with parking for 12 vehicles along the front elevation. There is LED lighting throughout and a first floor mezzanine area, which can be used for office or storage use. Alternatively this could be removed for an occupier.

The unit presents well following a comprehensive refurbishment and offers a secure, self-contained site suited to a range of industrial, warehouse and trade occupiers. The premises are available to let on a new lease, on terms to be agreed.



Total Parking Spaces: 12



Secure Yard



Loading Doors (Surface Level): 2



Floor Type: Polished Concrete



Eaves Height (M): 6.1



Warehouse Lighting

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TERMS

Available to lease on new FRI lease terms to be agreed.

VAT

Applicable

BUSINESS RATES

Rateable Value: £60,000

Rates Payable: £28,800 per annum

SERVICE CHARGE

n/a

RENT

£110,000 per annum

CONTACT



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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 July 2026

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GALLERY

