



M

Multipark STATION LANE

TO LET

Industrial Unit

940 sq.ft (87.3 sq.m)

Unit 28, Station Lane Industrial Estate, Chesterfield, Derbyshire, S41 9QX

• Close to motorway network • 2 Miles from Town Centre • Roller Shutter Door • Kitchenette/WC

M **M[®]Core**
LCP UK

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Unit 28, Station Lane Industrial Estate, Chesterfield, Derbyshire, S41 9QX

Areas (Approx. Gross Internal)

Ground Floor **940 sq.ft (87.3 sq.m)**

Description

The accommodation benefits from ground floor warehouse space with ancillary welfare facilities.

- Roller shutter loading door
- Ground floor warehouse/storage space
- Kitchenette area
- WC facilities

Rent

£10,000 +VAT per annum.

Rateable Value

£5,600

Service Charge

Approximately £625 +VAT per annum.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC - C:56. Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - S41

Situated on the established Station Lane Industrial Estate in Old Whittington, the property occupies a strategic location approximately 2 miles north of Chesterfield town centre.

The estate benefits from excellent connectivity to the regional motorway network, providing convenient access to key commercial centres across South Yorkshire, Derbyshire, and the Midlands. Chesterfield Railway Station is also easily accessible, offering regular services to major UK destinations.



Viewing

Strictly via prior appointment with the appointed agents



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