



to let

commercial

Unit 1 & 2, 151 Baden Powell Rd Chesterfield S40 2SL

Excellent, versatile space for your business



ROY PETERS ESTATES

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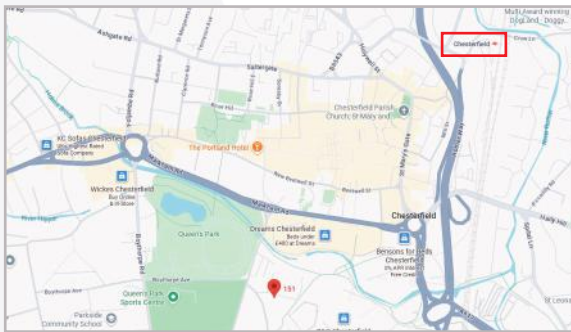
An excellent opportunity to lease a well-presented industrial/warehouse unit situated in a convenient location.

The property offers versatile space suitable for a range of uses including storage, light manufacturing, or trade counter operations.

Externally the property is of standard brick constricted with an insulated roof, electric roller shutter doors and additional personnel doors.

The internal space consists of a reception / office area, main workshop / warehouse with ancillary storage and WC facilities. Constructed to a height to accommodate a mezzanine floor thus creating additional usable space.

The site has a generous forecourt for parking and manoeuvring and has gated access and perimeter fencing. The unit has operated for many years as a mechanics.



Rent

£26,000 pa

Accommodation

Unit 1	– 1598 ft²
Unit 2	– 1006 ft²
TOTAL	– 2604 ft²

Location

The units are located close to Chesterfield town centre and only a short distance from the A61 providing good access to Sheffield and the motorway network. Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

Business Rates

The premises are listed on the Valuation Office Agency website with a Rateable Value of £12,750. We recommend contacting Chesterfield Borough Council to confirm the Rates Payable and to check any reliefs you may be eligible for.

VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

EPC

The property is rated as C certificate no 0087-6723-2541-9595-6150 available on request

Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.

MISREPRESENTATION ACT 1991

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Viewing

Strictly by prior appointment with the joint agents Roy Peters Estates and BWD Ltd

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