

WORKSHOP/WAREHOUSE/OFFICES

TO LET



**Foxwood Road, Chesterfield
S41 9RF**

Eddisons

FOXWOOD ROAD

CHESTERFIELD, S41 9RF



Agreement

To Let



Detail

Workshop/Warehouse/
Offices



Rent

£35,000 pax



Size

392.50 sq m (4,225 sq ft)



Location

Chesterfield, S41 9RF



Property ID

For Viewing & All Other Enquiries Please Contact:

ADRIAN LUNN
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Property

The building comprises a semi-detached single storey portal framed workshop/warehouse with first floor offices, roller shutter door and surfaced yard/car parking to the front.

The offices are capable of being let separately, if required.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Warehouse/Workshop	282.23	3,038
First Floor Offices	110.27	1,187
Total GIA	392.50	4,225

Energy Performance Certificate

Rating: D (85)

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Chesterfield Town Council
Description: Factory and Premises
Rateable Value: £35,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

There may be a re-assessment of the Rateable Value as the above figure is for the whole premises.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Chesterfield is a large market town in Derbyshire. It is approximately 24 miles north of Derby and 11 miles south of Sheffield at the confluence of the River Rother and River Hipper. In 2011 the builtup area had a population of 88,483 making it Derbyshire's second largest settlement after Derby.

The town has good road communication with Junction 29 of the M1 Motorway approximately 5.5 miles distance via the A617.

The property is located on Foxwood Road on part of the Dunston Trading Estate, Sheepbridge, Chesterfield approximately 3 miles north of Chesterfield Town Centre. Foxwood Road runs into Sheepbridge Lane which runs into the A61 Dronfield Bypass.









