



NEW BUILD INDUSTRIAL /
WAREHOUSE FACILITY
MARKHAM VALE



FOR SALE/TO LET
15,000 SQ FT UNIT

New Build Unit
High Quality Specification
Fully fitted ancillary office accommodation
Prime logistics location, accessed via J29a M1

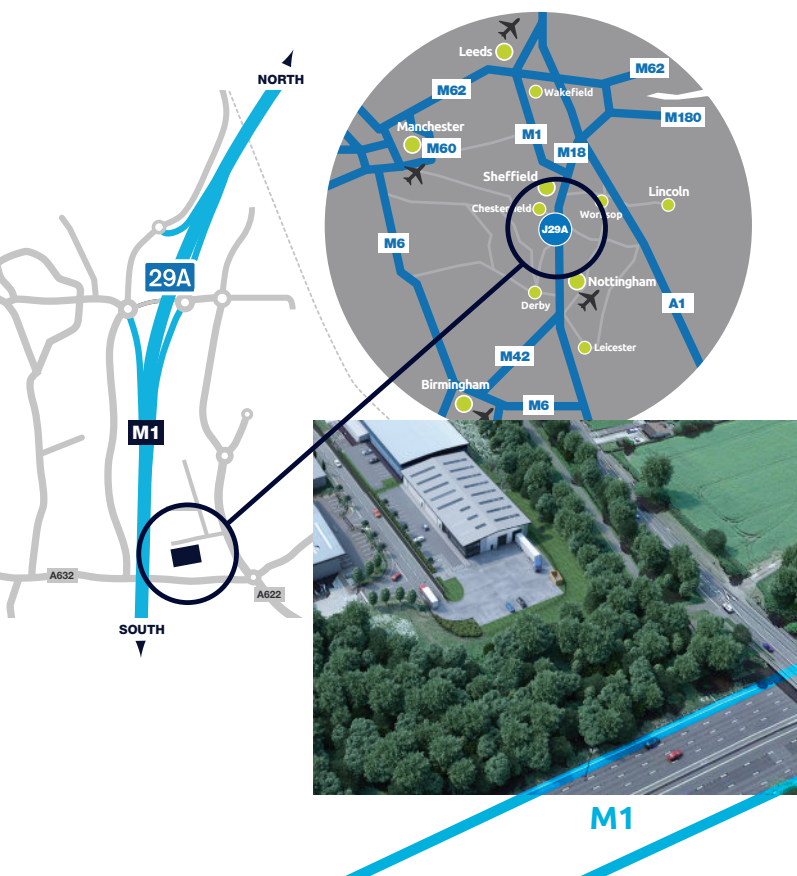
Greaves Close, Markham Vale, Chesterfield, S44 5FB



LOCATION:

The unit forms part of the wider Markham Vale major regeneration project which has attracted both organic and inward investment and benefits from its own dedicated M1 motorway junction, Junction 29a, just 5 miles east of Chesterfield Town Centre. Connecting roads to Hall Lane at Staveley and the A632 at Duckmanton have been built to improve access to the site.

The site is approximately 21 miles from Sheffield 24.5 miles from Nottingham and 27 miles from Derby.



DESCRIPTION:

The new unit will provide modern warehouse space and including office, toilets and kitchen areas, together with a concrete service yard suitable for articulated vehicles.

The building will be of duo pitched steel frame construction, with a mixture of full height factory finished steel cladding, both curvewall and trapezoidal. The focal point for the entrance areas is the double height polyester powder coated aluminium double-glazed screens and door. The roof is to be a factory finished metal cladding system, complete with fascia's and soffits. The building will be fully insulated to meet current design standards.

The unit will have:

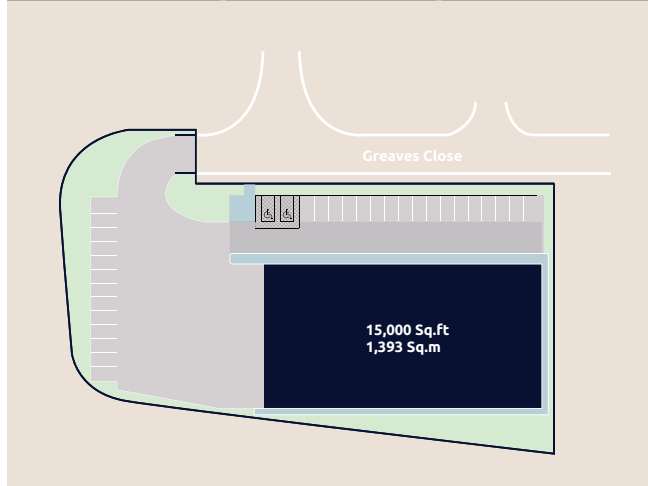
- 2no electrically operated insulated sectional over head doors.
- Smooth finish structural concrete floor to take imposed loads of 30KN/m².
- Minimum height to underside of haunch of 6m.
- Heated office, toilet and kitchen/tea point areas.
- Hand dryers and motion sensor LED lighting to the toilets.
- Disabled toilet and shower.
- External LED lighting to the service yard.
- Concrete service yard.
- Car parking, including disabled parking.
- Cycle parking.
- Enclosed bin store.
- Fire alarm and site security fencing.
- Highly efficient unit with good level of insulation and air tightness.
- The unit shall achieve an EPC rating of minimum 'B'. EPC available on request.

Detailed plans available on request.



ACCOMMODATION:

	SQ M	SQ FT
Warehouse	1,256	13,523
Office	137	1,477
Total	1,393	15,000



The building is on a site of approximately 1.1 acres providing a low site coverage.

SERVICES:

Mains electricity, water and gas are to be provided to the unit, together with ducts for telephone and broadband. Interested parties should ensure capacity is sufficient for their use.

Foul and surface water drainage, connected to mains drainage.

Superfast broadband has been provided across the estate and interested parties should check with the relevant provider to confirm broadband speeds.

NEIGHBOURING BUSINESS:

Warehouse occupiers at Markham Vale include Gist, Ferdinand Bilstein UK, Great Bear, Ready Egg, Gould Alloys, Andrew Page, Inspirepac Ltd, Industrial Ancillaries and Squadron Medical. A range of road side uses service the site, including McDonalds, Starbucks, KFC, Greggs, Spar, Subway, Marston's and Shell.

PLANNING:

Planning has been granted for B2 (general industrial) and B8 (Storage & Distribution).

TENURE:

The unit is available to buy, freehold, alternatively consideration will be given to a new FRI lease on terms to be agreed.

SERVICE/ESTATE CHARGE:

A service/estate charge is payable in respect of the upkeep of common areas of the estate.

BUSINESS RATES:

Occupiers will be liable to pay Business Rates. The unit is to be assessed upon occupation, please contact the agents or Chesterfield BC on 01246 345345 for further information.

LEGAL COSTS:

Each party to bear their own legal costs incurred in any transaction.



GREAVES CLOSE
MARKHAM VALE



A DEVELOPMENT BY:

Priority Space

www.priorityspace.co.uk

Priority Space Limited specialises in creating commercial accommodation focused at the SME sector. The space that is provided is available for sale or to let enabling small enterprises to choose the type of property and tenure that is most suitable for their growth and development.

The main ethos of Priority Space is to provide space that enhances the local community. By working in partnership with local authorities and government agencies, accommodation is designed and created that communities demand and require.

IN PARTNERSHIP WITH:



www.huntgroup.co.uk

FURTHER INFORMATION/
VIEWING:

Stuart Waite
CPP



Date of Particulars May 2018

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