



HASLAND ROAD, CHESTERFIELD, S41 0RN

- 10,825 sq ft (1,006 sq m)
- Secure Hardstanding / Parking Area of approx 0.4 acres
- Prominent location
- Excellent transport links

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LOCATION

The subject premises front Hasland Road, in a prominent location, a short distance South of Chesterfield Town Centre and the Alma leisure park, close to both the A617 and A61, which are the main arterial routes to Chesterfield Town Centre. The subject property provides a highly visible location and the obvious excellent transport links to both Chesterfield and the Motorway network at Junction 29 of the M1.

DESCRIPTION

The subject premises comprise a detached industrial unit of steel portal framed construction surmounted by a pitched roof. The warehouse section provides access via a roller shutter door with an internal eaves height of 5m to the underside of the haunch increasing to 8.87m to the apex. Internally the unit provides a small office section and kitchen area accessed via a separate personnel entrance, with mezzanine storage above. The unit is set within approximately 0.92 acres with a large section of the external space hardstanding and previously used for storage and parking. The site has a 380 ft frontage to the A617 offering excellent signage and advertising potential .

The premises benefit from the following facilities/specifications:

- Low site density
- Part refrigerated storage area
- Male and Female WC's
- Prominent location
- Excellent transport links

ACCOMMODATION

From measurements taken on site in accordance with the RICS Code of Measuring Practice (6th Edition), we understand that the property comprises the following gross internal floor areas:-

Accommodation	Sq Ft	Sq M
Warehouse Section	8,392	779.6
Mezzanine Section	869	80.7
Refrigerated Area	1,469	136.5
External Storage	95	8.8
Total	10,825	1,005.7

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATES

Through web based enquiries the property is listed as 'Warehouse and Premises' with a rateable value of £24,250.

TERMS

The unit is available to let on a full repairing and insuring basis on lease terms to be agreed.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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AERIAL VIEW



OS PLAN



Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.