

# Lockoford Trade Park



LOCKOFORD LANE, CHESTERFIELD

- > HIGH SPEC TRADE COUNTER UNITS
- > FROM 3,290 SQ FT (306 M<sup>2</sup>) TO 11,840 SQ FT (1,100 M<sup>2</sup>).
- > MINIMUM EAVES HEIGHT 6.5 M
- > COMPLETE EASTER 2011



Construction has now started on site. Units will be available May 2011.

The scheme is located in an area of Chesterfield undergoing a period of dramatic change and renewal.

A period of less than 12 months will have seen the opening of the new Tesco Extra, the town's only 4 star hotel, The Casa and a new stadium for Chesterfield Town.

Topps Tiles, Pro Trade Power Tools and Floors-2-go are located on Sheffield Road, west of Tesco Extra.

The M1 (J29) is approximately 6 miles to the east via the A61/A617 and Sheffield is approximately 11 miles to the north via the A61.



**TOPPS TILES**

**CASA HOTEL**

**CHESTERFIELD FOOTBALL CLUB**

**TESCO EXTRA**

**MERCEDES DEALERSHIP**

**BMW/MINI DEALERSHIP**

**SAINSBURYS DUE TO EXPAND**

**PREMIER TRAVEL INN**

**A619 ROTHER VALLEY**

**Leads to London Main Line Railway**

**A61**



Lockoford Lane

**ACCOMMODATION**

The development will provide the following units and sizes.

Unit	Size - SQ M (GIA)	Size - SQ FT (GIA)
Unit 1	627	6,753
Unit 2	468	5,037
Unit 3	306.5	3,300
Unit 4	306	3,290
Unit 5	306.5	3,300
Unit 6	1,010	11,840
<b>Total</b>	<b>4,646.5</b>	<b>33,520</b>

**DESCRIPTION**

The scheme has been designed as far as possible to satisfy trade occupiers' requirements. There is potential to amalgamate various units on the scheme.

The units will benefit from the following facilities/ specifications:

- Secure site
- Minimum eaves height 6.5m
- Mico-rib composite panel walls
- Barrel vaulted roofs
- Roller shutter loading doors
- Capped off services internally
- Glazing/curtain walling.

**PLANNING**

Lockoford Trade Park benefits from a specialist trade park planning consent. Up to 25% of the gross floor space of each unit can be used for show room or trade counter.

Traditional industrial/ warehouse uses can also be accommodated.

**VAT**

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

**TERMS/TIMING**

The units will be available to let on full repairing and insuring leases. Construction has started on site, steel frame work is now in place and the units will be available May 2011.

Another development by:



**FURTHER INFORMATION**

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Misrepresentation Act:

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