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To Let - Industrial, Warehouse and Office Buildings

Sheepbridge Industrial Estate, Chesterfield S41 9RX

Industrial/Warehouse from 2,600 sq ft to 95,000 sq ft

Offices from around 2,500 sq ft to 10,000 sq ft

Totalling approximately 21.75 acres (8.8 hectares)



LOCATION

The property is situated off and to the western side of Sheepbridge Lane, Sheepbridge Industrial Estate, Chesterfield, lying approximately two miles to the north of Chesterfield town centre.

The site is bounded by Barlow Brook to the north, Sheepbridge Lane to the east, with a new commercial site under development off Dunston Road to the south.

The premises are situated in a long established industrial area of Chesterfield. The works complex is conveniently located within approximately half a mile of the Sheepbridge intersection with the A61, approximately two miles to the north of Chesterfield town centre and ten miles to the south of Sheffield City Centre. Junctions 29 and 30 of the M1 can be accessed easily via the A617 and A619 respectively.

With ease of access and travel via the trunk road and motorway networks, the major cities of Sheffield, Nottingham and Derby and the other major conurbations of South Yorkshire, Nottinghamshire and Derbyshire, are all within commuting distance.

DESCRIPTION

The property comprises a former general industrial engineering complex.

The operational buildings are generally of traditional masonry/brick construction under corrugated asbestos/cement or corrugated metal roofing sheets – some still under blue slate clad roofs – the buildings are largely used for the purposes of manufacturing, with a number of machine shops, and for associated warehousing, storage and distribution. In addition there is a good quality, detached modern two-storey office building.

SITE AREA

The overall site area extends to 21.75 acres (8.8 hectares) as shown for identification purposes only by the area verged red on the site plan.

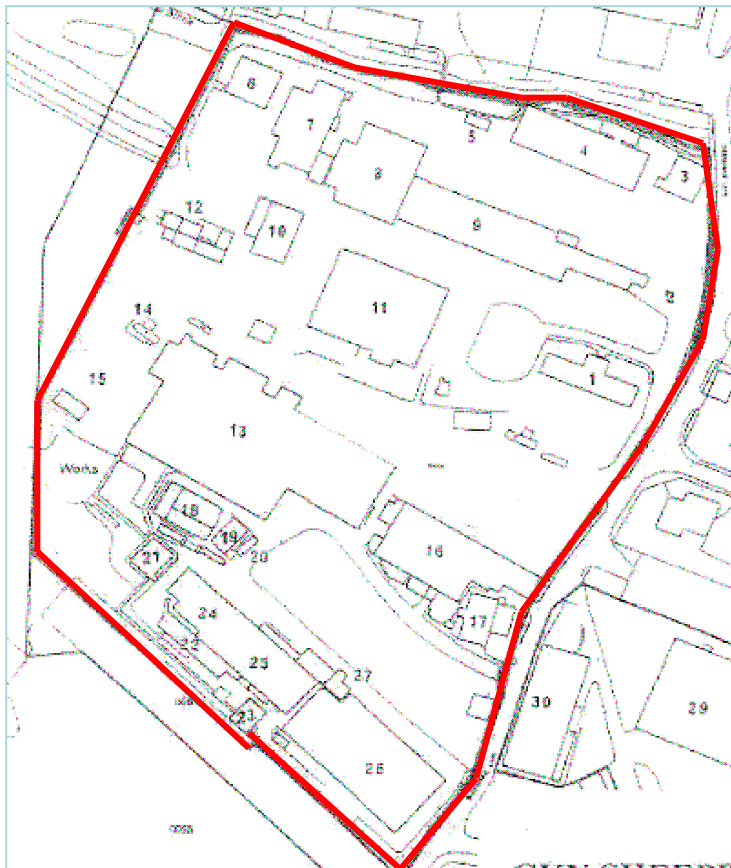
The site is generally encompassed within defined boundaries, generally protected by means of old metal railings and/or more modern galvanised steel palisade boundary/security fencing.

Within the site there are internal access roads, circulation, car parking and external storage areas, the whole is generally surfaced with concrete tarmacadam etc.

ACCOMMODATION

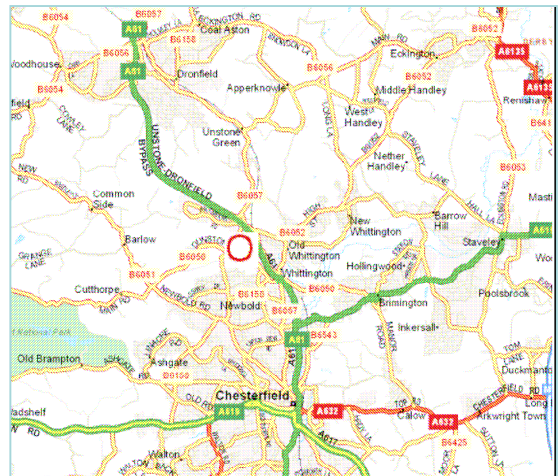
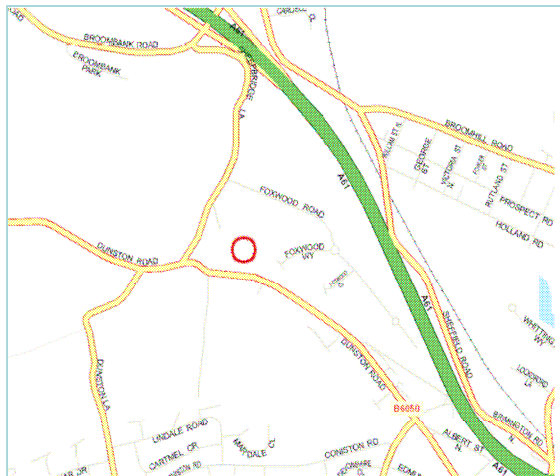
The approximate gross internal areas of the buildings are believed to be as follows:

Building 1 (offices)	11,507 sq ft	Building 8	16,889 sq ft
Building 3	2,616 sq ft	Building 9	24,423 sq ft
Building 4	14,251 sq ft	Building 10	4,898 sq ft
Building 7	9,322 sq ft	Building 11	22,873 sq ft



SITE AREA

SITE LOCATION



VIEWING

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