

WAREHOUSE / INDUSTRIAL
FROM £2.75 PER SQ FT

PILSLEY ROAD • DANESMOOR • CLAY CROSS
CHESTERFIELD • S45 9BX



TO LET.



- GIA: 316,873 Sq Ft (29,438 Sq M)
- 20.86 Acre Site (8.44 Ha)
- Eaves Heights of 5.0m to 8.7m
- As a Whole or Split from 100,000 Sq Ft
- 1 Mile to A61 & 4.6 Miles to J29 M1
- Large Power Supply



FLINT
REAL ESTATE



DESCRIPTION

Large warehouse facility on a site of 20.857 acres (8.44 ha)

- Available as a whole or split from 100,000 to 316,873 Sq ft
- Eaves heights of 5.0m to 8.7m
- 12 ground level access doors
- Potential for dock level loading (subject to reinstatement works)
- Staff welfare / canteen facilities
- Secure staff parking area (122 spaces) and yard space
- Two storey offices
- Power supply of 500 kVA (potential to upgrade)
- Warehouse / production space fully sprinklered
- Generous service yard
- LED lighting to production and warehouse space
- 38 HGV trailer parking bays

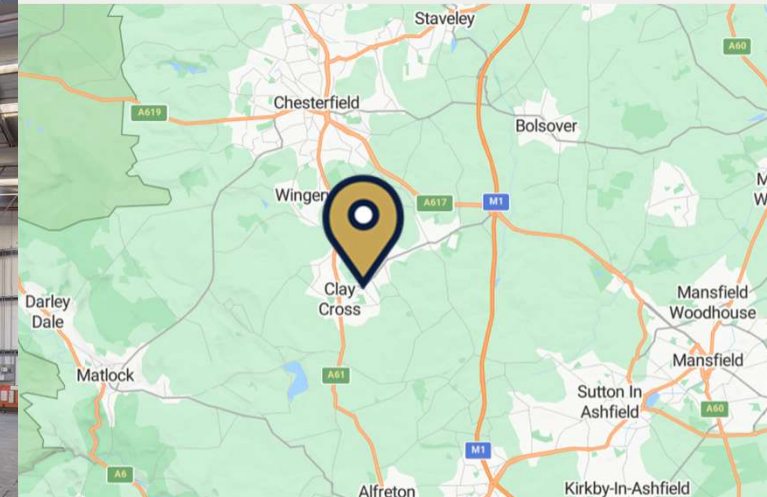


LOCATION

The property is located on the eastern side of Clay Cross on the Danesmoor Industrial Estate. The A61 is 1 mile to the west and Junction 29 of the M1 is 4.6 miles to the north east via the A6175.

The area is a well established commercial location which provides good road links to the A61 and J29 of the M1.

Travel times by car: A61 4 mins (1 mile), J29 M1 10 mins (4.6 miles), A38 14 mins (6.5 miles), Chesterfield 16 mins (6.1 miles), Mansfield 24 mins (11.3 miles), Sheffield 40 mins (19.1 miles).



SAT NAV: S45 9BX



ACCOMMODATION

Area	Sq M	Sq Ft
Ground Floor Offices	743	8,002
First Floor Offices	743	8,002
Warehouse / Production	26,147	281,444
Loading Bay Extension	1,076	11,586
Loading Canopy	322	3,462
External Stores	407	4,377
TOTAL GIA	29,438	316,873

ASKING RENT

Available from £2.75 per sq ft (for the whole)

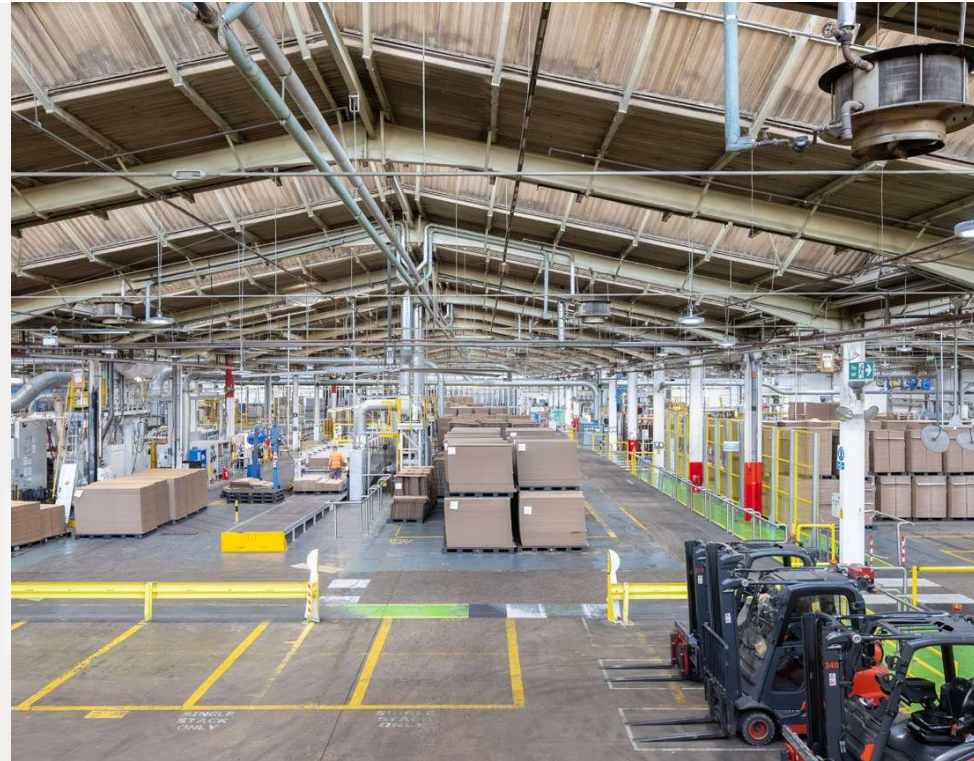
LEASE TERMS

The property is available to let by way of a new lease on terms to be agreed.

BUSINESS RATES

Rateable Value: £530,000 (2023)

Please note this is not the rates payable.



SERVICES

Mains services are connected. The site has 500Kva but could be upgraded if necessary.

VAT

All figures are quoted exclusive of VAT.

EPC

E

AML

Tenants will need to provide the necessary info to comply with Anti Money Laundering regs.



VIEWINGS

By appointment with the Sole Agents below:

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