



# PRIME FREEHOLD MODERN WAREHOUSE FOR SALE WITH VACANT POSSESSION

BROOMBANK ROAD SHEEPBRIDGE LANE CHESTERFIELD S41 9QJ

  
BIDWELLS



## SUMMARY

- Freehold modern warehouse for sale with vacant possession.
- Located in Chesterfield, a market town in Derbyshire with a district population of over 100,000.
- The local market has an under-supply of available industrial and logistics space creating a robust occupational story.
- Total floor area of approx. 1,562 sq m (16,816 sq ft) GIA.
- Site area of approx. 1.21 acres (0.49 hectares) equating to a low site cover of 32%.
- Rear new build with 10m eaves, and the front building comprehensively refurbished, at a cost exceeding £1.8m.
- Secure yard with 19 car parking spaces, including 2 disabled and 2 EV charging points.
- Unique opportunity for an owner occupier, ready for immediate occupation.
- Potential for short term leaseback on flexible terms to be agreed.
- We are instructed to seek offers in excess of **£2,225,000 (Two Million, Two Hundred and Twenty-Five Thousand Pounds)**, subject to contract and VAT. A purchase at this level reflects a **capital value of £132 psf.**

# LOCATION

Chesterfield is a market town in the Borough of Chesterfield, Derbyshire. It is 24 miles (39 km) north of Derby and 11 miles (18 km) south of Sheffield. In 2021, the town had a population of 103,801 (ONS figures), making it the second-largest settlement in Derbyshire, after Derby.

Since the cessation of coal mining, the economy around Chesterfield has undergone major change. The employment base has moved from the primary and secondary sectors towards the tertiary. The city now provides jobs for over 48,000 people with 20,000 inward commuters each day.

Chesterfield benefits from its proximity to Junction 29 of the M1 Motorway which provides access to Sheffield, Nottingham, and Darby all within a 40-minute drive time.





## SITUATION

The Property is located on Chesterfield Trading Estate which lies on the northern side of Chesterfield and west of the A61 Dronfield/Unstone Bypass, offering access to all parts of Chesterfield, Sheffield and the national road network at Junctions 29, 29A and 30 of the M1 motorway.

Broombank Road, along with Carrwood Road, form the primary arterial road through Chesterfield Trading Estate. The estate was laid out by the local Borough

Council around fifty years ago upon land that was originally a part of the Sheepbridge Works and Foundries Estate and has been developed piecemeal in the intervening period.

The property is accessed directly off of Broombank Road from the north, and is surrounded by a mixture of industrial, trade, office and warehouse uses. The south of the site is bordered by Barlow Brook.





To Chesterfield ↗

A61

Sheepbridge Lane

MSK Ingredients

Miami Spas

Broombank Park

Palamatic

Broombank Road

Filter Services (UK)

Architectural Metal & Glass

**SUBJECT PROPERTY**

Steel Roots

UPS Power Services

Doordeals

TPS Sheffield

Worktop Express

Cotic Bikes

Bridge Way

Custom Solar

Broombank Road

Amber Plastics

Phoenix Naylors Abrasives

Swift & Whitmore

Treste Hire & Sales

↖ To Unstone

A61 Unstone-Dronfield Bypass

↙ To Dronfield

## DESCRIPTION

The property comprises two detached buildings. The yard has been recently resurfaced with part concrete and with part tarmacadam. The property is secured with palisade fencing and electric gated access from Broombank Road. The car park has 19 car parking spaces including 2 disabled spaces and 2 EV charging points.

## FRONT BUILDING

The original front building dates from the mid-1970s and has been substantially refurbished and re-purposed for offices.

As part of the comprehensive refurbishment works, the exterior elevations have been fully clad in flat profile Kingspan steel sheeting and dry-lined internally. The roof has been overclad in insulated profile steel sheeting and the internal pitches sealed with Websters polyurethane sprayed foam insulation.



Additional double glazed and powder coated aluminium windows have been installed. A partial first floor has been installed, accessible via the main reception entrance providing two meeting rooms. The front building is finished to a high standard, with the following specification:



Mechanical  
air handling



Daikin VRV/VRF air  
conditioning to all areas



3x WCs +  
1x disabled WC



Kitchenette and  
break-out space

# REAR WAREHOUSE BUILDING

The rear building is a purpose-built steel portal framed warehouse completed in mid-2021 with the following specification:



10m eaves



45m maximum yard depth



Kingspan insulated profiled steel cladding



LED lighting with daylight harvesting & motion sensors



2x roller shutter doors



1x dock leveller (structure in place to add a second)

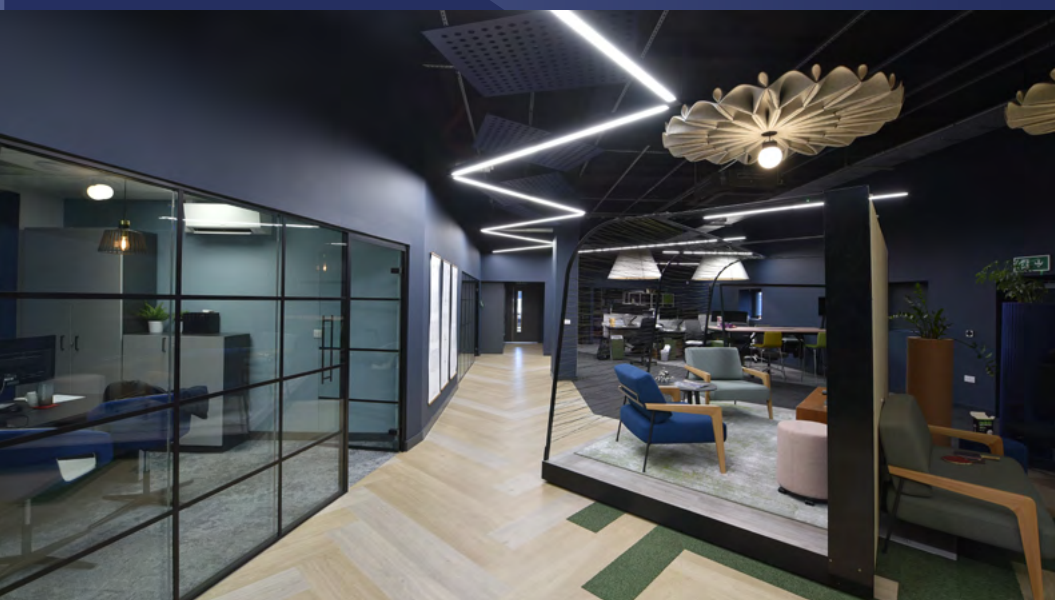


Reznor gas heating



WCs and canteen facilities





## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis as follows:

DESCRIPTION	SQ M	SQ FT
Original Building - Office Ground	453.70	4,884
Original Building - Office Mezzanine	24.98	269
New Building - Warehouse	1,083.56	11,663
<b>TOTAL</b>	<b>1,562.24</b>	<b>16,816</b>





## THE SITE

The property comprises two freehold titles (DY188157: DY219543) extending to an overall site area of approximately 1.21 acres (0.488 hectares).

Property border outlined in red for guidance only.

There is an access right over the front title in favour of the rear title should the property ever be split up in the future.

## TENURE

Freehold.

## EPC RATING

Warehouse - B 28

Office - B 27

## VAT

The property is elected for VAT

## AML/KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors.

Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.



## PROPOSAL

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## FURTHER INFORMATION

Should you require any further information or wish to make arrangements to inspect the property, please contact:

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