

**EATON COMMERCIAL**

PROPERTY CONSULTANTS

0114 349 1190

**TO LET**

**STORAGE COMPOUND / SECURE YARD**

**1.69 Acres / 0.68 Hectares**



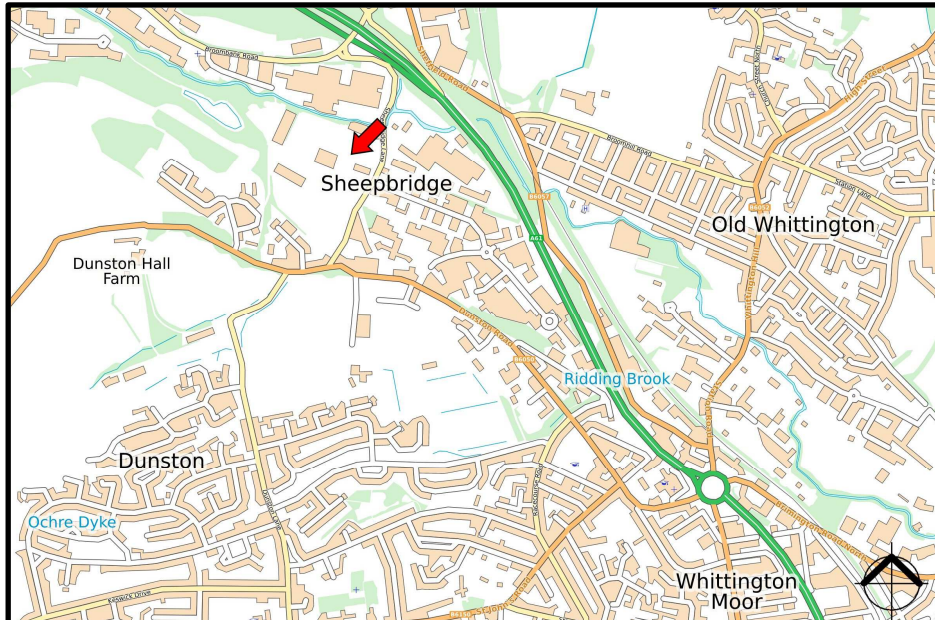
**Sheepbridge Lane  
Chesterfield  
S41 9RX**

MBP3, MEADOWHALL BUSINESS PARK, CARBROOK HALL ROAD, SHEFFIELD, S9 2EQ

[enquiries@eatoncommercial.com](mailto:enquiries@eatoncommercial.com) | [eatoncommercial.com](http://eatoncommercial.com)

Regulated by RICS





### **Location**

The site is accessed directly off Sheepbridge Lane which provides direct access to the Chesterfield – Dronfield bypass (A61). Chesterfield town centre is approximately 2 miles south.

The M1 motorway is accessible to the North via A617 at Junction 30 and South via A617 at junction 29, approx. 10 and 8.5 miles away.

### **Description**

The site comprises a primarily hard surfaced, levelled with secure pallasade fencing and double steel access gates.

The site has the benefit of CCTV and lighting.

Total site approx. 1.69 acres / 0.68 hectares

### **Terms**

To Let only on flexible terms

**£42,250 per annum exclusive**

### **Rating**

|                       |            |
|-----------------------|------------|
| Rateable Value        | £27,500.00 |
| Rates Payable 2022/23 | £13,722.50 |

### **Viewing and further information**

The site is available for viewing by prior appointment via the agents:-

Robert Eaton  
07860 858 021

[robert@eatoncommercial.com](mailto:robert@eatoncommercial.com)

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Tom Eaton  
07712 047 354

[tom@eatoncommercial.com](mailto:tom@eatoncommercial.com)

### **MISREPRESENTATION ACT 1967**

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate they are not guaranteed and do not constitute any part of any contract with misrepresentation Act 1967. June 2016 – Plans are not to scale