



Tenure

Freehold.

Location

Chesterfield is a market town which lies 10 miles to the south of Sheffield and 27 miles north of Derby. The town has excellent road communications with the A61 running north to south and the A619 running east to west through the town. Junction 29 of the M1 lies approximately 4.5 miles to the south-east and is accessed via the A617. Chesterfield also benefits from good rail services being approximately 1 hour 15 minutes from Manchester, 1 hour from Birmingham and 2 hours from London St Pancras. East Midlands Airport lies approximately 35 miles to the south and Manchester International Airport some 45 miles to the west. The property is situated on the northern side of the town in the Whittington Moor district and lies adjacent to the A61 main road. Foundry Street is accessed by Sheffield Road which provides a link between the town centre and the A61.

Occupiers close by include GWD Valeting, KIA Motors, Brookwood Mobility, Intraprint and other local occupiers.

Description

The property comprises a two storey brick built office building with frontage onto Foundry Street with a rear workshop and separate warehouse with loading door to the yard area. The workshop accommodation has a small area of mezzanine offices at one end. There is also basement accommodation.

The property provides the following accommodation and dimensions:

Basement	46.4 sq m	(499 sq ft)
Ground Floor Offices	84.0 sq m	(904 sq ft)
First Floor Offices	161.1 sq m	(1,733 sq ft)
Warehouse	204.8 sq m	(2,204 sq ft)
Fabrication Areas	281.9 sq m	(3,033 sq ft)
Total	778.2 sq m	(8,373 sq ft)

(Floor areas provided by the Vendor.)

Tenancy

The property is to be offered with VACANT POSSESSION ON COMPLETION.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

A block viewing by prior arrangement only. All enquiries should be made to William Shoebotham. Tel: 0207 543 6783 or email william.shoebotham@allstop.co.uk.

Chesterfield

42 Foundry Street

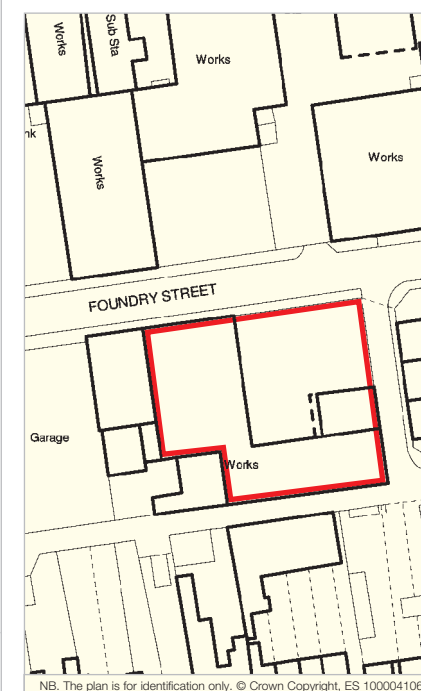
Derbyshire

S41 9AU

- **Freehold Commercial Property**
- Warehouse and offices totalling of 778.2 sq m (8,373 sq ft) with yard
- Site area 0.104 hectares (0.256 acres)
- Lies adjacent to the A61 main road

Vacant Possession upon Completion

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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