



WILSON BUSINESS PARK
MARKHAM VALE

FOR SALE
HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS
Sizes 1,245 to 3,050 sq. ft. (115 to 284 sq. m)

New build scheme
—
Prime logistics location, accessed via J29a M1
—
Available to purchase on a long leasehold basis (*virtual freehold*)
—
Enterprise Zone location

Wilson Business Park, Harper Way, Markham Vale, Derbyshire, S44 5JX

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LOCATION:

Wilson Business Park forms part of the wider Markham Vale major regeneration project which has attracted both organic and inward investment and benefits from its own dedicated M1 motorway junction, Junction 29a, just 5 miles east of Chesterfield Town Centre. Connecting roads to Hall Lane at Staveley and the A632 at Duckmanton have been built to improve access to the site.

The site is approximately 21 miles from Sheffield 24.5 miles from Nottingham and 27 miles from Derby.

Markham Vale is an Enterprise Zone location covered by the Sheffield City Region and D2N2 Local Enterprise Partnerships.

DESCRIPTION:

Each unit will provide modern warehouse space of mono pitch steel portal framed construction and benefit from:

- Electrically operated and insulated sectional overhead doors with protection bollards
- Smooth finish structural concrete floor
- Block 2 minimum eaves height of 4.05m rising to 5.9m
- Blocks 1 & 3 minimum eaves height of 3.50m to 4.47m
- External LED Floodlighting to the yard
- Heated Disabled toilet with hand driers and motion sensor LED lighting. Will be shower enabled
- Kitchenette/tea point
- Highly efficient units with good levels of building insulation and air tightness
- Shared service yards with designated parking plus additional visitor spaces and disabled parking
- CCTV, fire alarms, entrance camera and site security fencing
- Enclosed bin stores
- All units have achieved an EPC rating of B. EPCs can be provided on request
- Plans and drawings are available on request

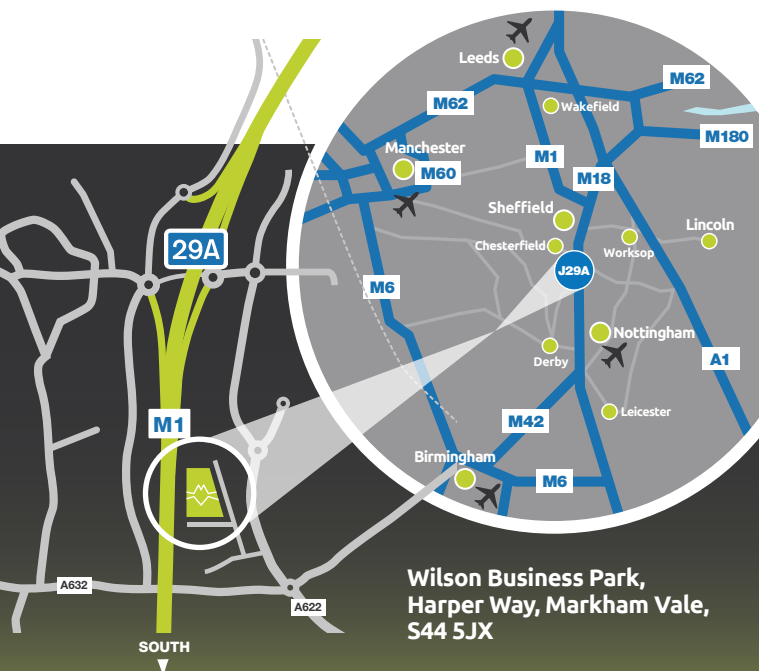
EPCs will be provided upon completion of the build.

The units are highly flexible and adaptable and can be combined to create larger unit sizes.

SERVICES:

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use.

Superfast broadband has been rolled out across the site, interested parties should check with the relevant provider to confirm broadband speeds.





ACCOMMODATION:

The scheme comprises the following accommodation:

Areas in Sq ft.

Unit 1	1,498	Sold
Unit 2	1,498	Under Offer
Unit 3	2,366	
Unit 4	2,378	
Unit 5	3,066	
Unit 6	3,073	
Unit 7	2,299	
Unit 8	2,264	
Unit 9	2,284	Under Offer
Unit 10	1,245	Under Offer
Unit 11	1,248	
Unit 12	1,248	Under Offer
Unit 14	1,245	Sold



TENURE:

Individual units are available to purchase by way of 999-year lease (virtual freehold) with a ground rent payable.

SERVICE/ESTATE CHARGE:

A service/estate charge is payable in respect of the upkeep of common areas of the estate.

BUSINESS RATES:

Occupiers will be liable to pay business rates, albeit the units are not yet assessed, some units are likely to qualify for small business rates relief, please contact Chesterfield BC on 01246 345345.

LEGAL COSTS:

Each party to bear their own legal costs incurred in any transaction.

NEIGHBOURING BUSINESS:

Warehouse occupiers at Markham Vale include Gist, Ferdinand Bilstein UK, Great Bear, Ready Egg, Gould Alloys, Andrew Page, Inspirepac Ltd, Industrial Ancillaries and Squadron Medical. A range of road side uses service the site, including McDonalds, Starbucks, KFC, Greggs, Spar, Subway, Marston's and Shell.

PLANNING:

Planning has been granted for a B2 (General Industrial) and B8 (Storage & Distribution) scheme of 13 units.



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A DEVELOPMENT BY:

PrioritySpace

www.prioritiespace.co.uk



FURTHER INFORMATION/VIEWING:

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