

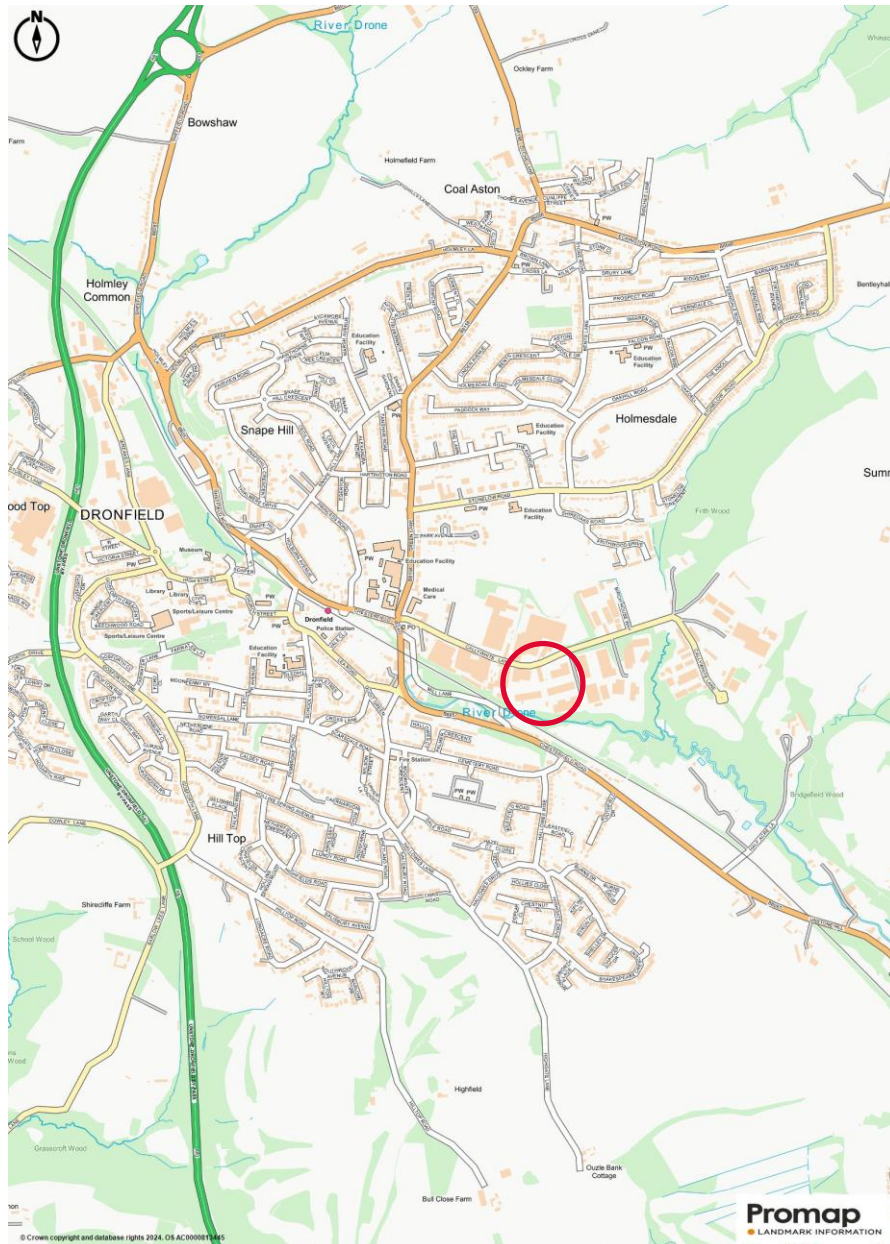
TO LET.

End Terraced Industrial / Warehouse Unit on an Established Industrial Estate.



Units 2 E/F, Callywhite Lane, Dronfield, Derbyshire, S18 2XR.

End of terrace industrial unit 5,745 Sq ft (533.7 Sq.m) - Available immediately.



Location.

The premises are located on Callywhite lane Industrial Estate, which is conveniently located on Callywhite Lane easily accessible from Chesterfield Road (B6057). This in turn provides access to the A61 offering onward connectivity to Sheffield City Centre (7 miles) to the north, Chesterfield town centre (5 miles) and Junction 29 of the M1 motorway (8.5 miles) to the south / south east respectively.

The surrounding area is home to a variety of occupiers including William Lee, Padley & Venables, Dronfield Autocare, Europa Crash Centre.

Description.

This available accommodation comprises an end terraced Industrial and warehouse unit. The unit is finished to the following specification:

- End terraced unit with brick elevations beneath a pitched roof.
- 5.7m eaves
- Office space
- Kitchenette and WC's
- Lighting to the warehouse
- Roller shutter loading door

Externally the premises have a good sized loading yard and car parking area.

Accommodation.

The property has the following Gross Internal Floor Areas (GIA):-

Description	Sq M	Sq Ft
Warehouse	413.8	4,455
Offices	119.9	1,290
Total	533.7	5,745

Quoting Rent.

The quoting rent is £33,000 per annum exclusive.

Terms.

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

Rateable Value.

The rateable value for this property is £23,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D76.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated July 2025. Photographs dated July 2025.

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