

New prominent trade park development with units ready Q1/Q2 2025

136.6m² to 1,783.4m²
(1,470ft² to 19,196ft²)

- Prominently located off the A61 leading to Chesterfield City Centre
- Occupiers on the site include McDonald's, Costa Coffee, Home Bargains and Marston's Pub
- Excellent trade position surrounded by a host of well known occupiers
- Adjacent to over 350 new St Modwen Homes
- Available Q1/Q2 2025

New photography awaited



TO LET



Location



Gallery



Contact



Location

The site is located directly off the A61 Derby Road which is approximately 5 miles from Chesterfield City Centre. The site is only a 10 minute drive time from Junction 29 of the M1 motorway.

The site forms part of a mixed use development which includes a Marston's Pub, McDonald's Drive thru, Costa Coffee, Home Bargains and St Modwen Homes residential development.

The Opportunity

The site has a range of trade and warehouse units available To Let. The opportunity is to gain a position on Clay Cross's new and main trading estate amongst some of the best known occupiers in the industry.

Timing

Planning has been approved with reference number 22/00523/FL. The scheme will begin construction with a proposed completion of Q3 / Q4 2023.

Green Credentials

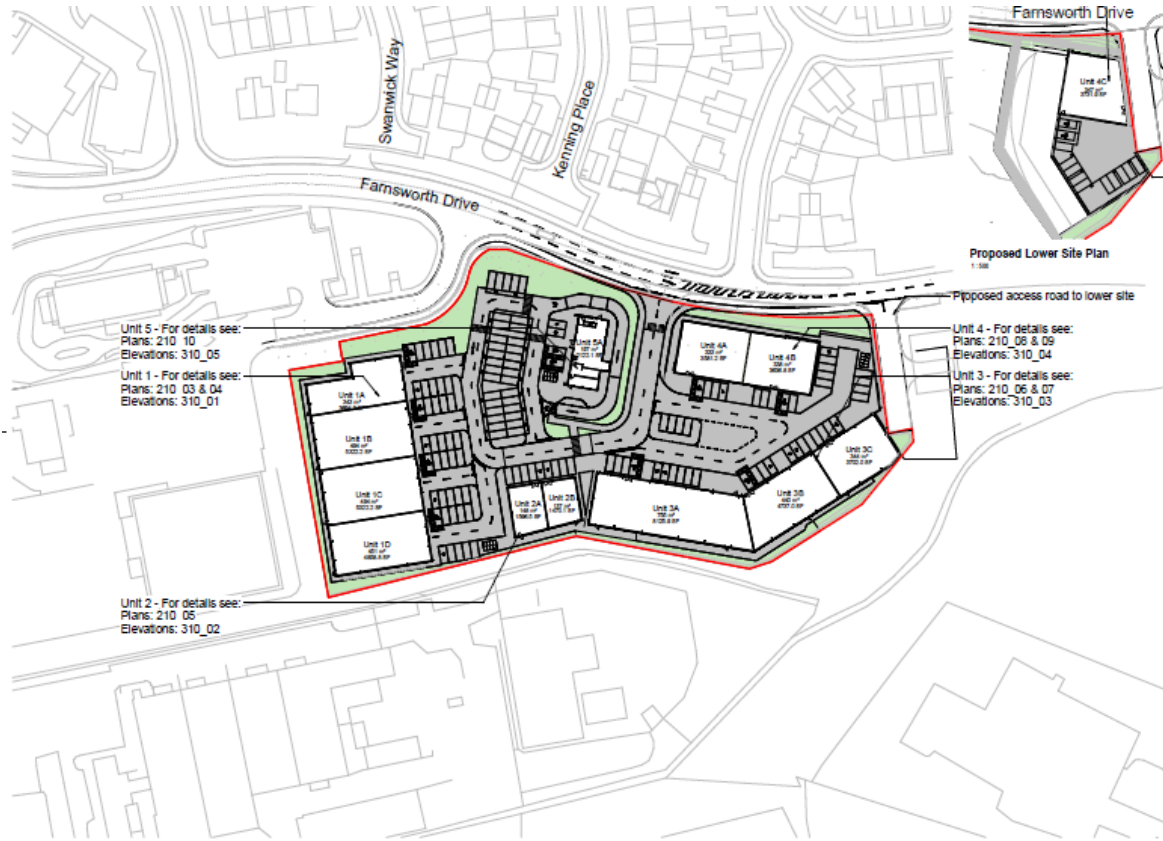
- Excellent Energy Performance (EPC) ratings
- Green space and landscaped areas
- EV Car Charging points





Accommodation and Quoting Rents

Floor	Ft ²	Rent per ft ²
1A	4,281	£9.50
1B	4,976	£9.50
1C	4,967	£9.50
1D	4,972	£9.50
2A	1,596	Upon application
2B	1,470	Upon application
3A	8,125	Under Offer
3B	2,046	Under Offer
3C	1,587	£12.00
3D	1,587	£12.00
3E	3,150	£10.00
4A	3,581	£10.00
4B	3,637	Under Offer
5A	2,122	Under Offer



PROPOSED LOWER SITE PLAN
1:500

DATE: 15/03/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:500
PROJECT: Egstow View Business Park
SITE: Unit 4C
SHEET: 1 OF 1



REVISIONS

NO.	DATE	DESCRIPTION
1	15/03/2022	Issue for approval



DESIGNER'S DECLARATION

I have prepared this plan
 I have checked this plan
 I have approved this plan

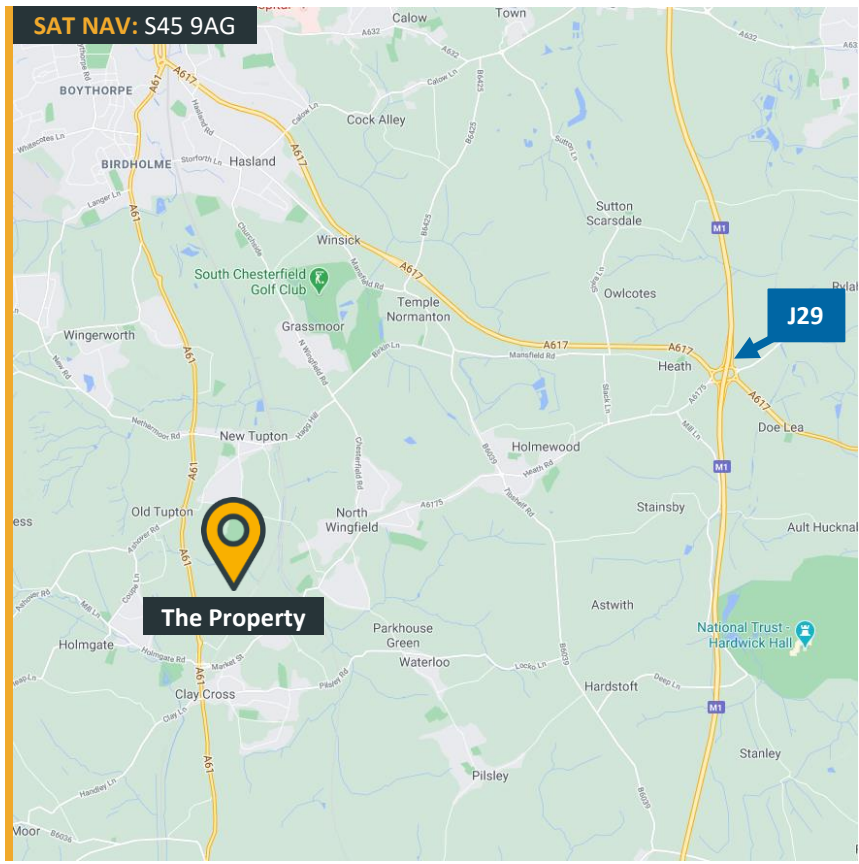
DATE	SCALE	BY	CHECKED BY
15/03/2022	1:500	DRU	ATG

Egstow Park
Clay Cross, CHESTERFIELD, S45 9AG

Proposed Site Plan

DATE	SCALE	BY	CHECKED BY
15/03/2022	1:500	DRU	ATG

Proposed Site Plan
1:500



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Service Charge

There will be a small service charge for the upkeep and maintenance of the common elements of the estate

VAT

VAT is applicable on the rent, insurance and service charge due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Alternatively, you can contact our joint agent **Knight Frank** on 0114 272 9750.



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01/08/2024