



Meadow House Way,  
Chesterfield, S44 5HY  
markhamvale.co.uk

### DESIGN AND BUILD OPPORTUNITY:

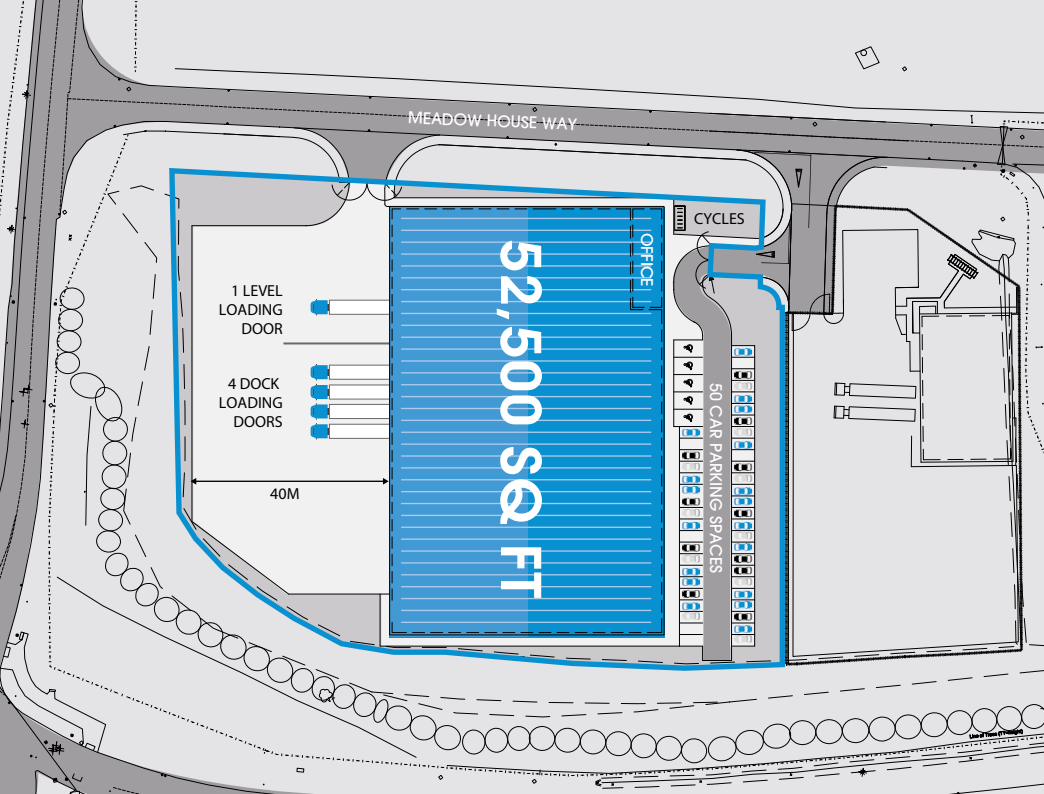
- SELF-CONTAINED 2.91 ACRE PLOT
- OUTLINE PLANNING CONSENT FOR B2/B8 USE
- FREEHOLD OR LEASEHOLD
- FLEXIBLE SIZES (MAX 52,500 FT<sup>2</sup>)

# PLOT 9

MARKHAM VALE JUNCTION 29A/M1







- 2.9 acre plot
- 52,500 sq ft accommodation
- 50 Car Parking Spaces
- 40m Yard Depth
- Secure yard and compound



## BESPOKE WAREHOUSE UNITS UP TO 52,500 SQ FT TO MEET SPECIFIC OCCUPIER REQUIREMENTS

Plot 9 is a self-contained development site which can be developed as a single unit of 52,500 sq ft. The property will be designed to meet the specific requirements of an occupier but can include 2,500 sq ft of high quality office, 50 kN/sqm floor loading, 4 dock and 1 ground level loading doors and a 40 metre yard.

The available accommodation is as follows:

Area (GIA)	Sq Ft	Sq M
Warehouse	50,000	4,645
GF & FF Offices	2,500	232
<b>Total</b>	<b>52,500</b>	<b>4,877</b>
<b>Site Area</b>	<b>2.89 Acres (1.17 Ha)</b>	

### DELIVERY PROGRAMME

Plot 9 benefits from outline planning consent for B2 and B8 uses which means delivery of a unit can be achieved within 9 months from agreement of terms.

A range of roadside and ancillary uses already service the site with occupiers including McDonalds, Starbucks, KFC, Greggs, Spar, Subway, Marston's and Shell.



All enquiries:



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