



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

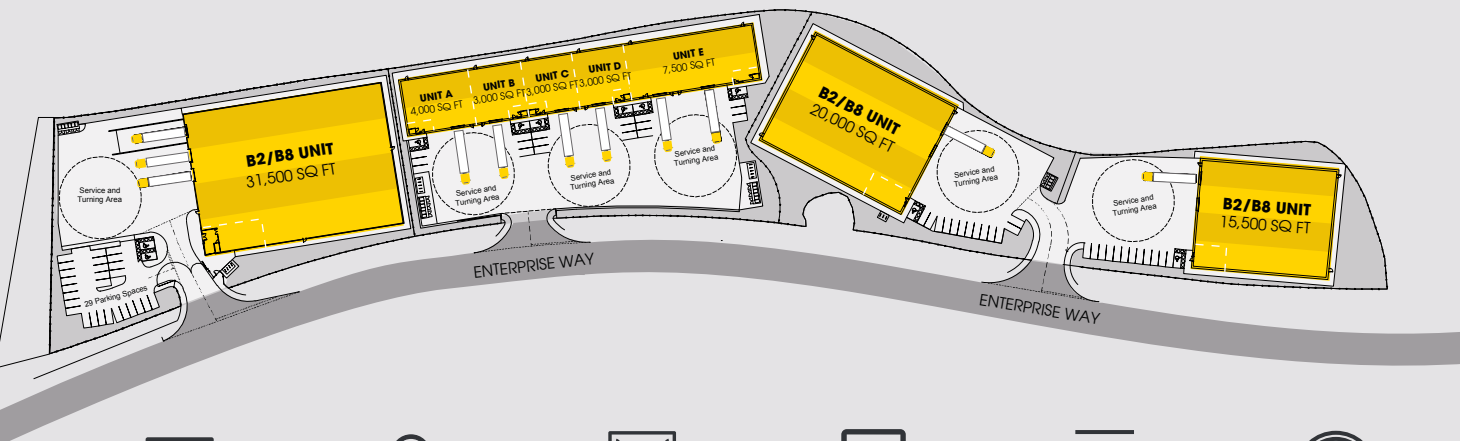
DESIGN AND BUILD OPPORTUNITY:

- SELF-CONTAINED 6 ACRE PLOT
- OUTLINE PLANNING CONSENT FOR B2/B8 USE
- FREEHOLD OR LEASEHOLD
- FLEXIBLE SIZES (MAX 31,500 SQ FT)

PLOT 6

MARKHAM VALE JUNCTION 29A/M1





6 acre plot



Secure yard and compound



Up to 40m Yard Depth



Dock level & Level Access Loading Doors



10m Internal Height



Ample Car Parking

BESPOKE WAREHOUSE UNITS BETWEEN 3,000 - 31,500 SQ FT TO MEET SPECIFIC OCCUPIER REQUIREMENTS

Plot 6 is a self-contained development site which can be developed to include a variety of units. The units can include X sq ft of high quality office, 50 kN/sqm floor loading, X dock and X ground level loading doors and a X metre yard.

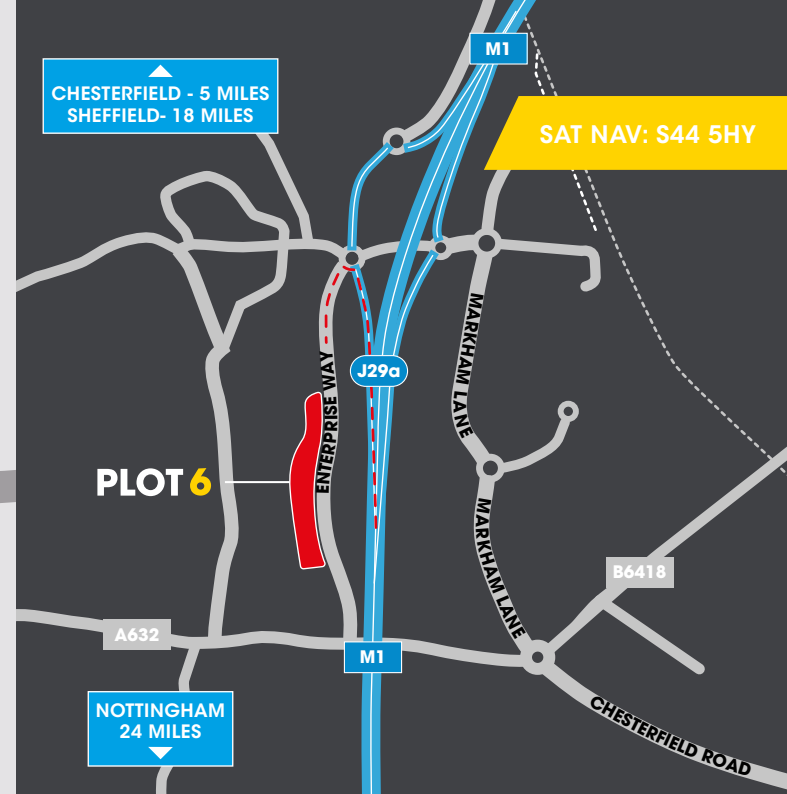
DELIVERY PROGRAMME

Plot 6 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 road side and ancillary uses already service the site with occupiers including McDonalds, Starbucks, KFC, Greggs, Spar, Subway, Marston's and Shell.

The available accommodation is as follows:

Area (GIA)	Sq Ft	Sq M
Warehouse	XX,XXX	X,XXX
GF & FF Offices	X,XXX	XXX
Total	XX,XXX	X,XXX
Site Area	6 Acres (2.43 Ha)	



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A development by:



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2021. Design by CORMACK - cormackadvertising