



PRELIMINARY DETAILS

Design & Build Opportunity up to 60,000 sq ft

- Potential new build scheme on 4.56 acre site.
- Indicative masterplan shows units from 4,500 – 12,000 sq. ft, alternatively single building of approximately 60,000 sq ft can be accommodated.
- May consider plot sales from 1 - 4.56 acres considered.

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Location

Coney Green Business Park is accessed immediately off Coney Green Road, which in turn leads onto Market Street. The A61 is situated 1 mile to the West. J29 of the M1 is situated 7 miles to the North East, accessed via A6175.

The site is accessed off Wingfield View, which is in turn accessed off Coney Green Road.

The site

The site is a 4.56 acre development plot which is regular in shape with a topography which generally falls north to south by circa 2m.

Services

We are advised that mains water, electricity, gas and drainage are available into the site via connections into existing mains supplies situated in the estate road.

Planning

Whilst Plot D does not have the benefit of any existing planning consents, the site forms part of an existing employment allocation. Interested parties should make their own enquiries with the relevant LPA (North East Derbyshire DC)

Price/Rent

On application.

Tenure

Individual units are available to rent by way of a new lease on terms to be agreed, alternatively, individual unit sales will be considered.

Plot sales may also be considered, from 1 acre upwards.

Service/estate charge

A service/estate charge will be payable in respect of the upkeep of communal areas of the estate.

Business Rates

Occupiers will be liable to pay Business Rates. The assessment will of course depend on the nature of the development/use for the site.

Legal Costs

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

VAT

VAT will be applicable at the prevailing rate.

Draft Masterplan



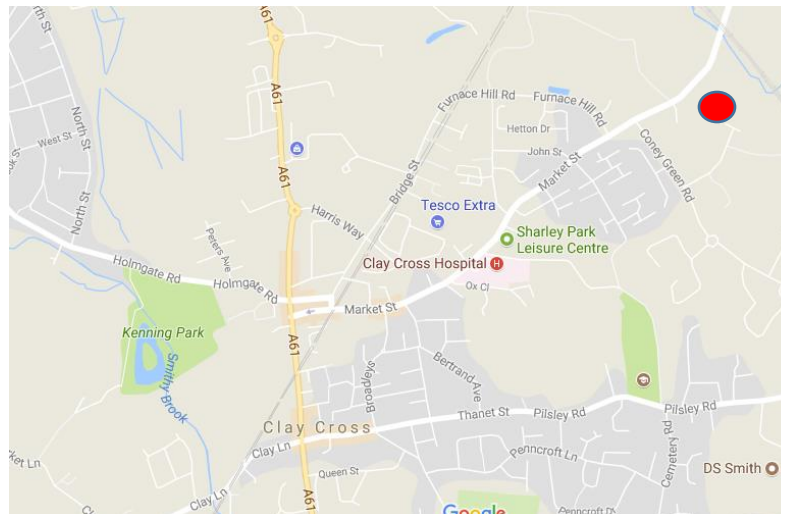
An indicative scheme shows units from 4,500 up to 12,000 sq. ft. (combined) as per the draft masterplan above.

The plan is subject to change, and we would welcome discussions with occupiers at this early stage to cater for any specific requirements.

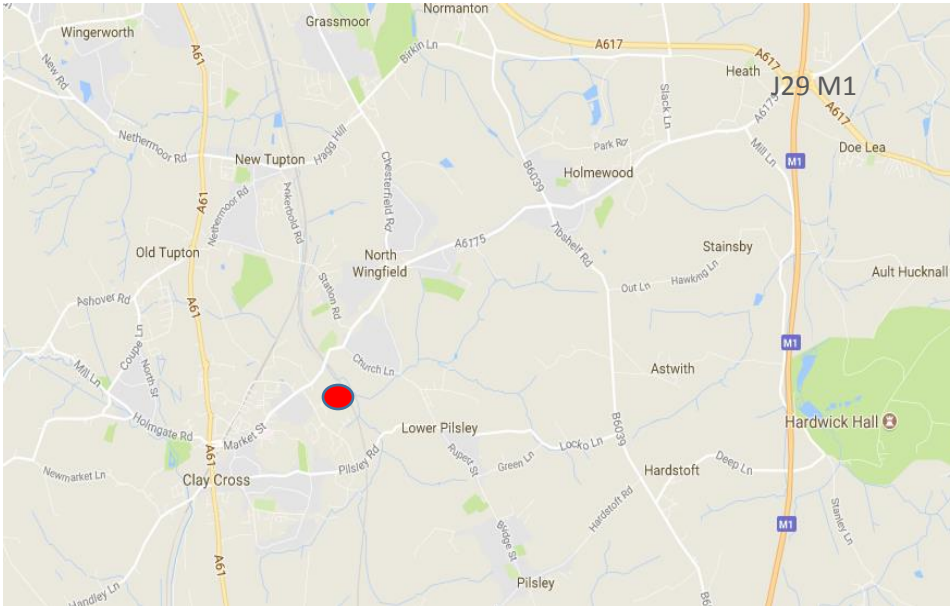
Discussions at this early stage will give occupiers an opportunity to influence the design of the scheme.

Alternatively, we may consider plot sales from 1 - 4.56 acres.

Location



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A Development by:



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*Network Space development at Gateway 49, Warrington

Further information/Viewing

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