

bothams <sup>1871</sup>



Unit 5 Spectrum Mcgregors Way, Chesterfield, S40 2WB

£3,000 Per Month





# Unit 5 Spectrum Mcgregors Way

Chesterfield, S40 2WB

A well-situated modern unit completed to an excellent specification, offering 3,186 sq. ft./ 296.002 sq. m. GIA to include a workshop/ warehouse with an impressive 9m eaves height and 10tonne craneage facility.

£3,000 Per Month



## Unit 5

### The Accommodation

Warehouse/ Workshop 55'6" x 48'3" (16.917 x 14.725)

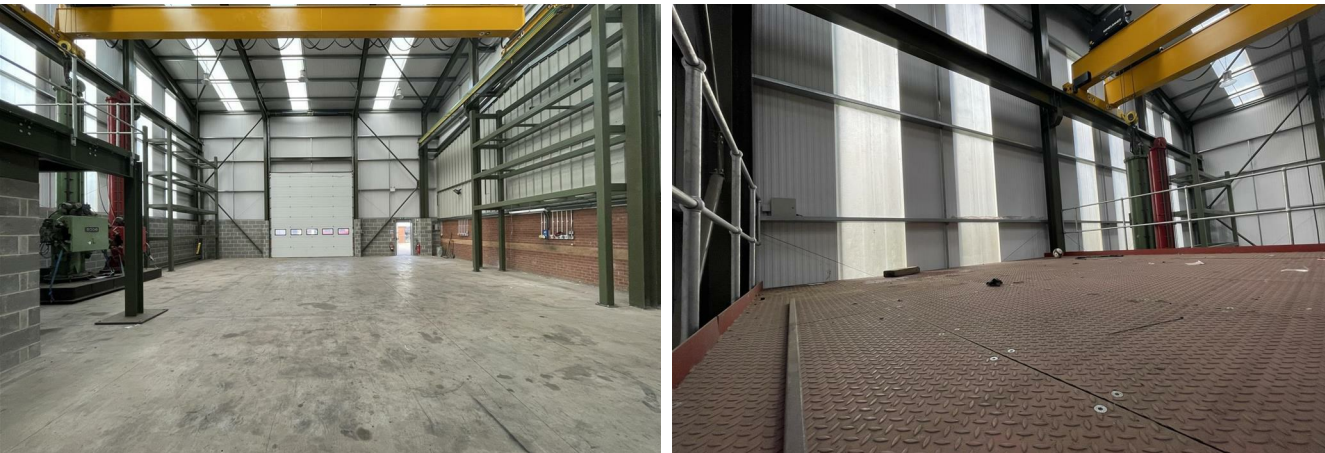
Office 13'3" x 13'4" (4.04 x 4.07)

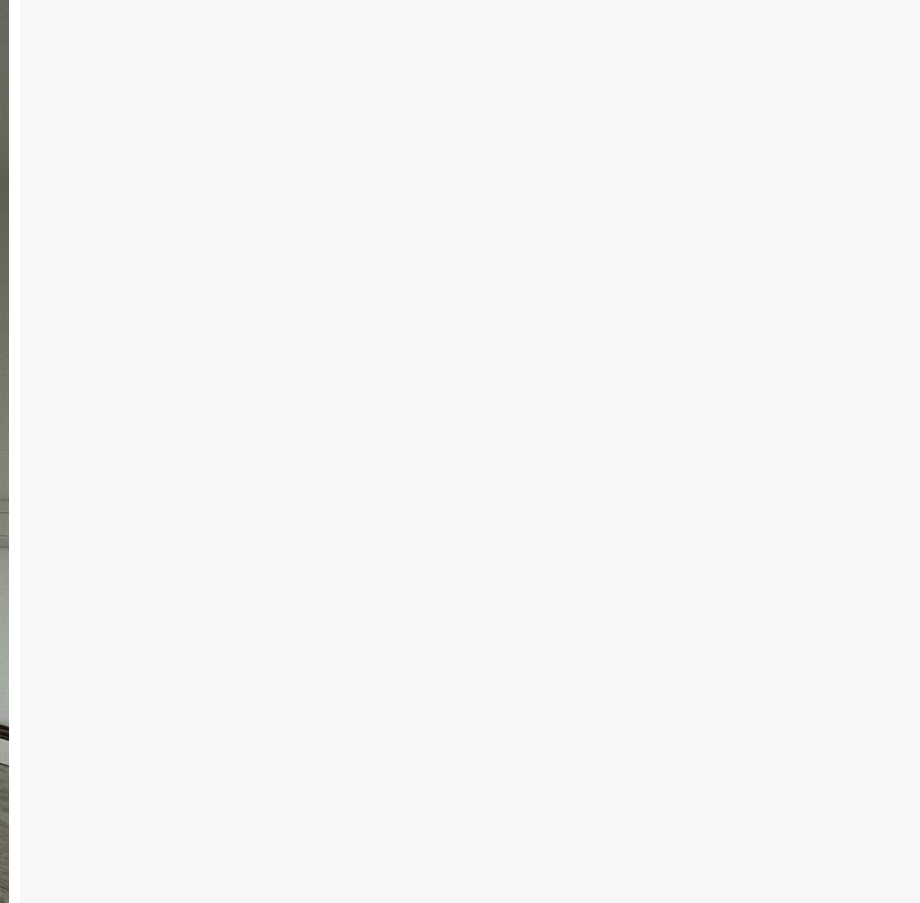
Mezzanine above office 17'0" x 13'9" (5.2 x 4.2)

Kitchen/ Canteen 19'2" x 9'0" (5.843 x 2.75)

### Possession

### Non-Domestic Rate





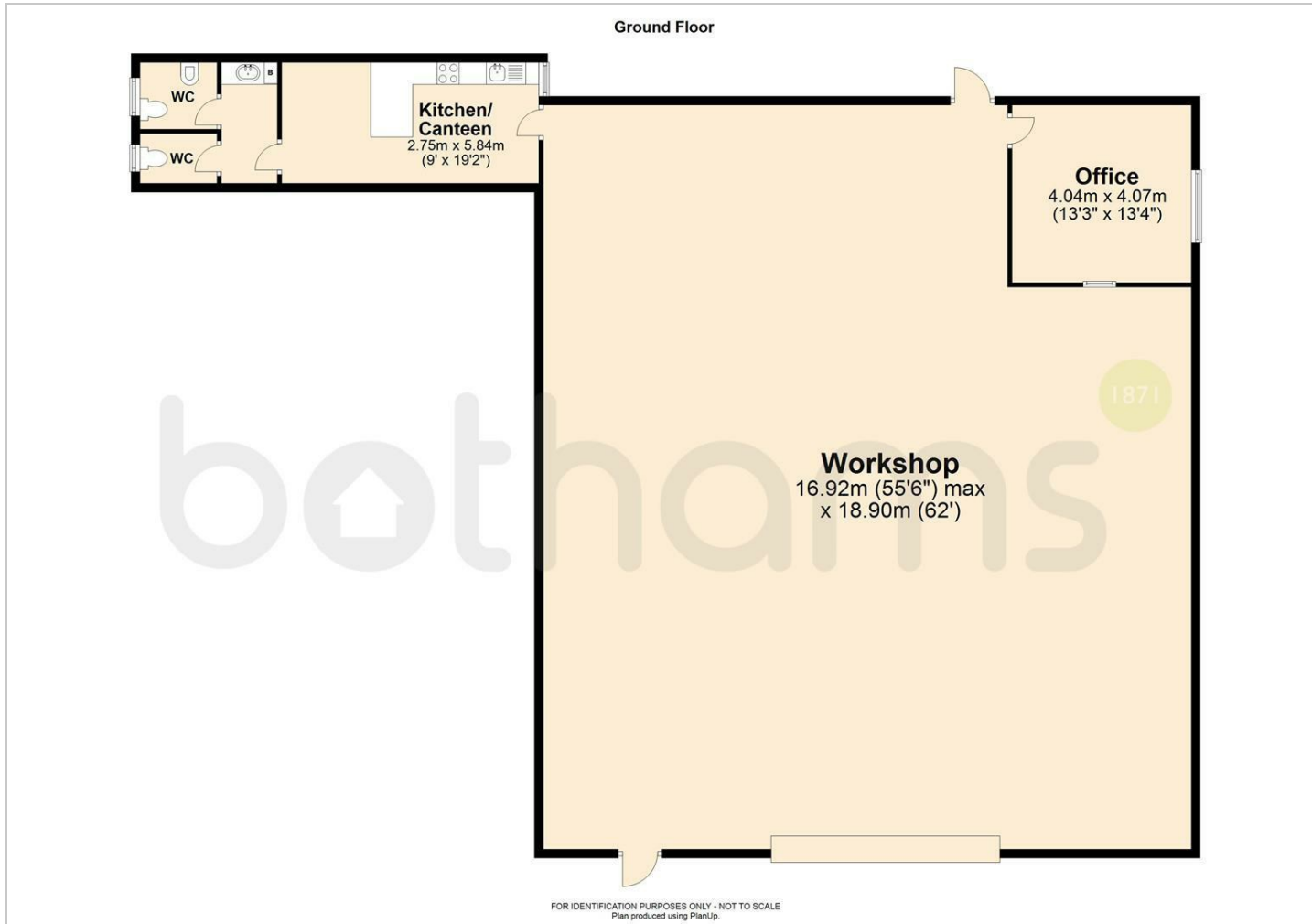
Directions





Free 3 year  
guarantee  
Call now: 0113 288 2888  
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LAMONA  
Call now: 0113 288 2888  
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## Floor Plans



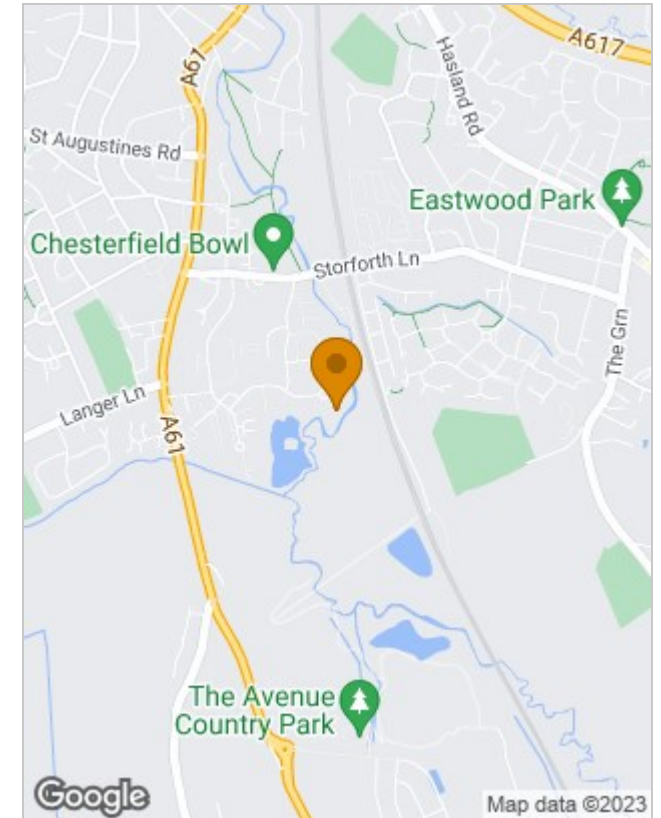
## Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: enquiries@bothams.co.uk

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	