

MV55

MARKHAM VALE JUNCTION 29A/M1

**IMMEDIATELY
AVAILABLE**



**A PRIME NEW SPECULATIVE INDUSTRIAL/
WAREHOUSE UNIT WITH M1 FRONTAGE.
55,000 SQ FT INC OFFICES.**

www.markhamvale.co.uk

Description

MV55 is a new speculative industrial/warehouse unit situated on Markham Vale West, part of the wider 200 acre Markham Vale development. The unit has immediate motorway access being located directly off J29A, M1.

Positioned alongside current occupiers Meter Provida and Grangers International, the unit is serviced by a range of roadside and ancillary uses including:



Demographic

Situated 5 miles to the east of Chesterfield Town Centre, Markham Vale can potentially attract employees from a wide catchment area. Within 20 minutes of Markham Vale there is a population of around 270,000 which increases to over 5.8 million within 60 minutes. East Midlands Airport is conveniently located 33 miles to the south while Robin Hood Airport Doncaster Sheffield is around 30 miles to the north east.

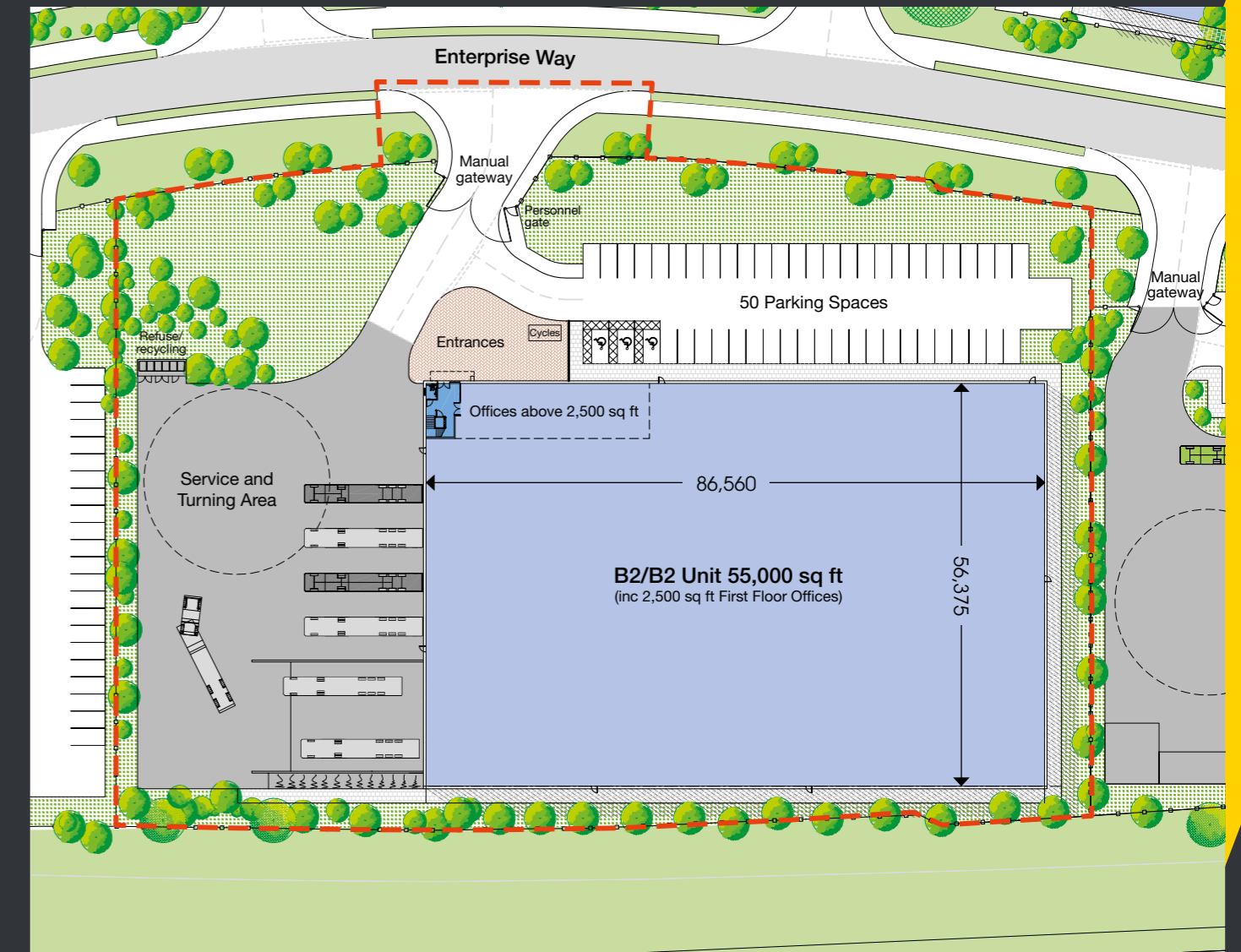
Specification

10 M	2	4	40 M	50	50 kNm²
INTERNAL HEIGHT	DOCK LEVEL LOADING DOORS	LEVEL ACCESS LOADING DOORS	YARD DEPTH	CAR PARKING SPACES	FLOOR LOADING

Accommodation

MV55 provides the following Gross Internal Area;

- Warehouse 52,500 sq ft
- 2,500 sq ft at First Floor with option to expand below
- Total 55,000 sq ft



Location

Sat Nav: S44 5HY

Markham Vale is an established and successful business location strategically situated in the northern East Midlands, close to the regional boundary with South Yorkshire, at the heart of the UK. It has immediate access to the M1 Motorway via junction 29a offering unrivalled prominence and rapid access to Sheffield, Nottingham and the major cities and conurbations beyond.

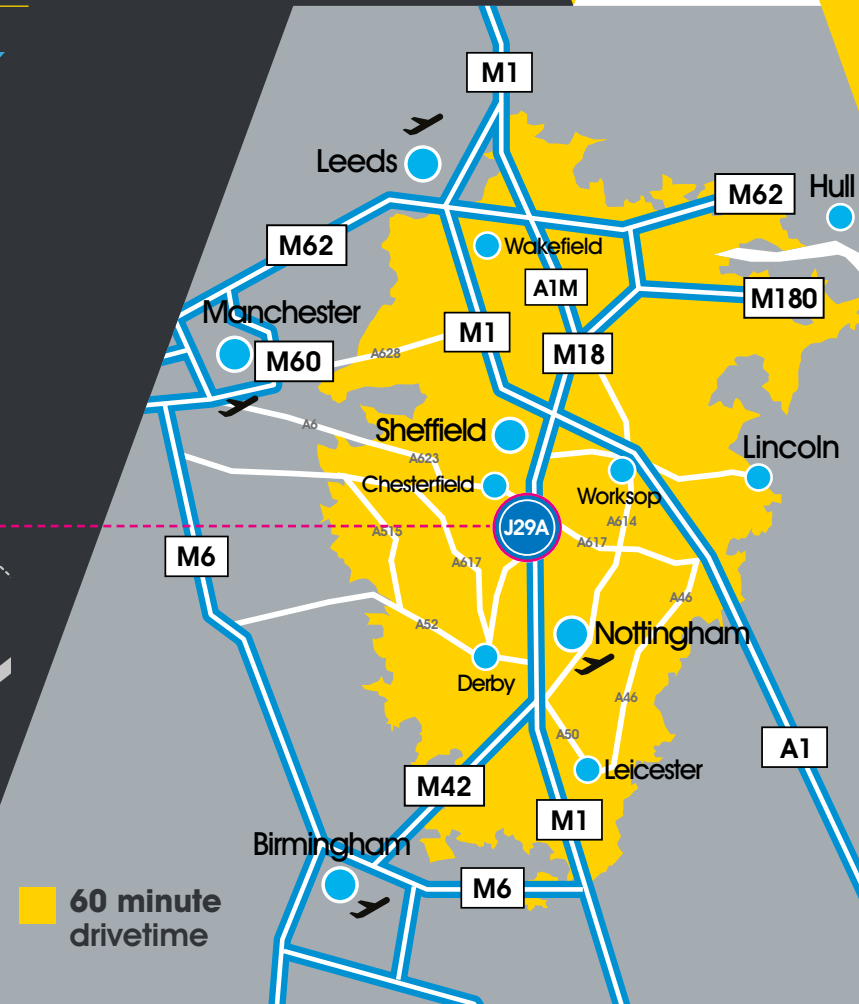
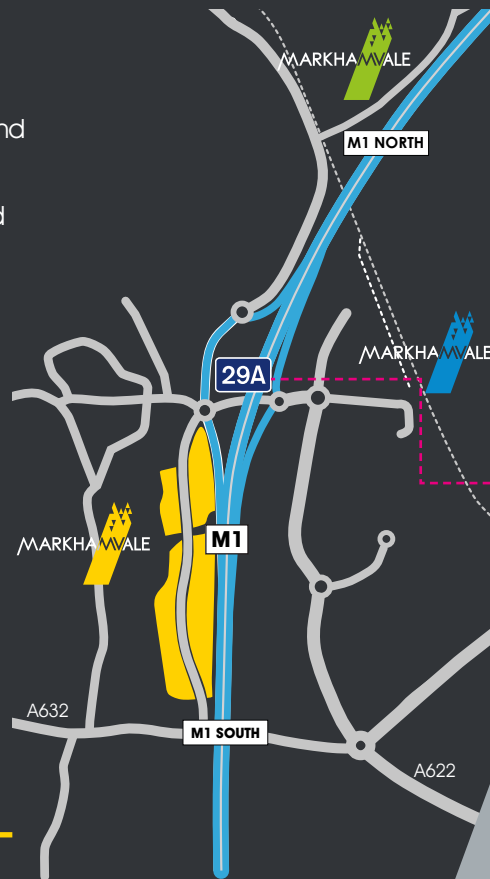
MV55 is situated on Markham Vale West, between Meter Provida and Grangers International, directly accessed off J29a, M1 with highly prominent motorway frontage.

The following locations are all within 60 minutes drive time.

Road	Distance	Time
Chesterfield	4 miles	10 mins
Sheffield	21 miles	30 mins
Derby	24 miles	31 mins
Nottingham	24 miles	31 mins
Leeds	48 miles	55 mins
Leicester	50 miles	57 mins
Manchester	50 miles	1 hr 37 mins

Terms

Available by way of new FRI lease, subject to estate service charge.



60 minute drivetime

A development by:

In partnership with:

All enquiries:

Henry Boot
DEVELOPMENTS

DERBYSHIRE
County Council

JLL
0113 244 6440
0115 908 2120
jll.co.uk/property

Knight Frank
0114 272 9750
KnightFrank.co.uk

Catchment - **5,810,982** population

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