

## STORAGE & WORKSHOPS

Sheepbridge Business Centre provides individual workshop and storage units within a secure business environment.

### FACILITIES

Each unit is served from an internal Loading Runway which in turn is accessed from a personnel entrance and a large external shutter door. Individual units have been created in block-work, with access by flush double doors. There is fluorescent strip lighting in each unit and the common areas are served by motion activated lights. Single or Three phase power can be supplied to any units, with the consumption charged by a sub meter in addition to rent. Outside there is ample car parking and pleasant landscaped grounds.

*Energy Performance Certificate*

### DIMENSIONS

Key dimensions for the units are:

**Warehouse shutter door: width 11'0" (3.35m) / height 9'6" (2.90m)**

**Loading Runway clearance height 9' 1" (2.75m)**

**Unit floor to ceiling height – 10'2" (3.10m)**

**Unit standard door – width 5'10" (1.78m) / height 6'9" (2.06m)**

Note – some units have larger sized entrances

### SECURITY

Controlled key fobs provide 24 hr secure access to the personnel entrance to the common loading runway, from where the main shutter door can be opened. Each unit has it's own lockable door. There is also CCTV monitoring of the building.

## TERMS

Flexible terms are available to suit individual requirements. Rent and Service Charge are payable monthly in advance by standing order and are subject to VAT. A rent deposit equivalent to one month's rent and service charge including VAT is required together with a small administration charge on completion of the occupational agreement.

The Service Charge covers the costs of lighting, buildings insurance, and repair and maintenance of the common parts.

Business Rates are not included and will be assessed on individual units so that occupants can take advantage of the Small Business Rate Relief scheme, which should mean that no rates are payable.

To find out more follow this [link](#) to the Chesterfield Borough Council web page on Small Business Rate Relief.

## CURRENT AVAILABILITY

We have a selection of units from 100 sq ft up to 675 sq ft, with most of approximately 500sq ft.

Availability is constantly changing, so contact us now with your requirement so that we can tell you what we currently have to offer.