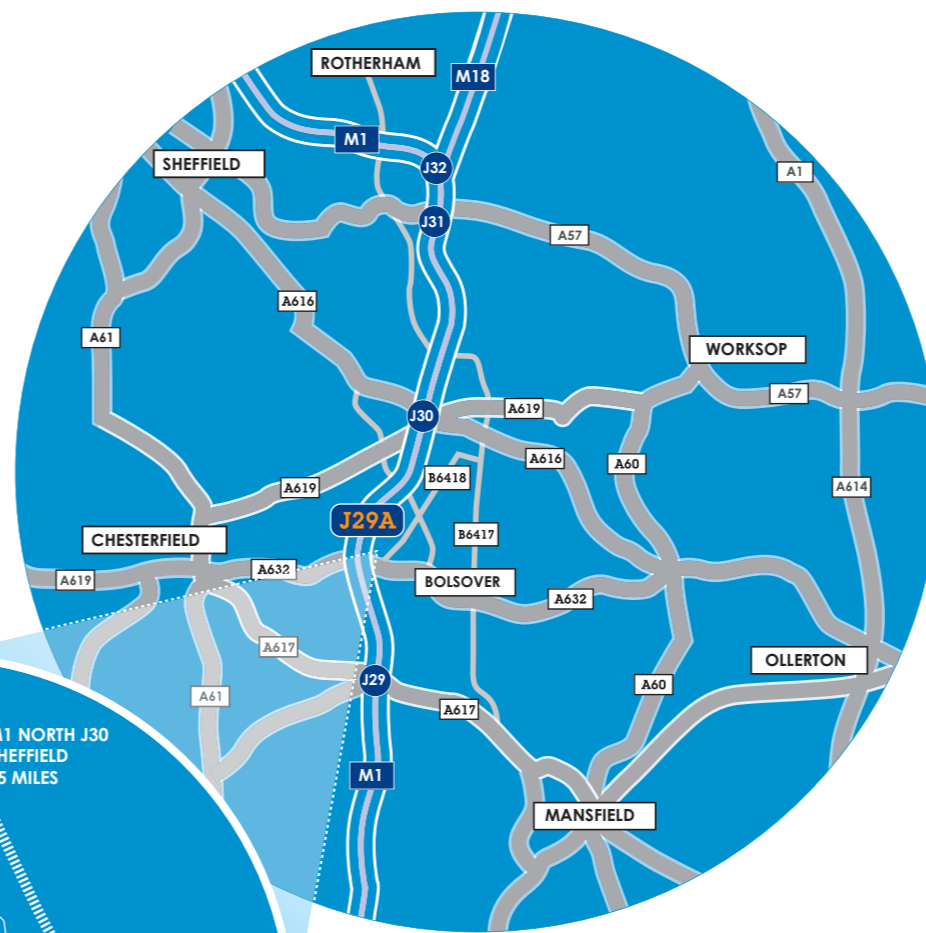


**NEWLY COMPLETED
WAREHOUSE/INDUSTRIAL UNITS
FOR SALE / TO LET**

RANGING FROM
3,000 SQ.FT - 15,000 SQ.FT

3 WATERLOO COURT

Local Drive Times		
Chesterfield	.....10mins	4 miles
Sheffield	.....16mins	11miles
Mansfield	.....20mins	13.5miles
Rotherham	.....17mins	14miles
Doncaster	.....23mins	21miles
Nottingham.....	33mins	28miles



BUSINESS SPACE MADE GREENER J29A/M1

TERMS

Units are available on a freehold or leasehold basis on terms to be agreed. Further information can be obtained from the retained agents King Sturge.

GOOD VISIBILITY FROM THE M1

3 WATERLOO COURT



www.markhamvale.co.uk



MISREPRESENTATION ACT: King Sturge for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of King Sturge has any authority to make any representation of warranty whatsoever in relation to this property. Design & Production DS.EMOTION www.dsemotion.com, March 2009. [DS7634]

A development by:



All enquiries:



DESCRIPTION

Waterloo Court is a new speculative built development of warehouse/ industrial units ranging from 3,000 sq.ft to 15,000 sq.ft. Located at Markham Vale, a new 200 acre commercial development, the units benefit from high quality finishes, dedicated parking and offer immediate access to junction 29a of the M1 from a newly constructed motorway junction.

SPECIFICATION

- 6 metres clear internal height
- 37.5 KNm² floor loading
- Drive-in roller shutter door
- Amenity block
- Secured concrete yard with dedicated car parking
- Full height glazed entrance
- Large dedicated and shared service yard

SUSTAINABILITY FEATURES

- BREEAM rating "Very Good"
- CO² emissions will be 10% lower than that required under "Building Regulations Part L2A"
- Incorporated photovoltaic panels reduce energy consumption and running costs
- High levels of natural day lighting reduce requirement of artificial lighting
- 80% of wall and roof materials selected from Category A of the Green Guide.



NEWLY BUILT WAREHOUSE/INDUSTRIAL UNITS RANGING FROM 3,000 SQ.FT - 15,000 SQ.FT

UNIT	SQ.M	SQ.FT
1	1,393.5	15,000
2	371.6	4,000
3	371.6	4,000
4	278.7	3,000
5	278.7	3,000
6	464.5	5,000
7	464.5	5,000
8	1,161.3	12,500

