



**Renshaw
Chartered
Surveyors**

TO LET



INDUSTRIAL

£95,000 P.A.X

Former DHL Premises

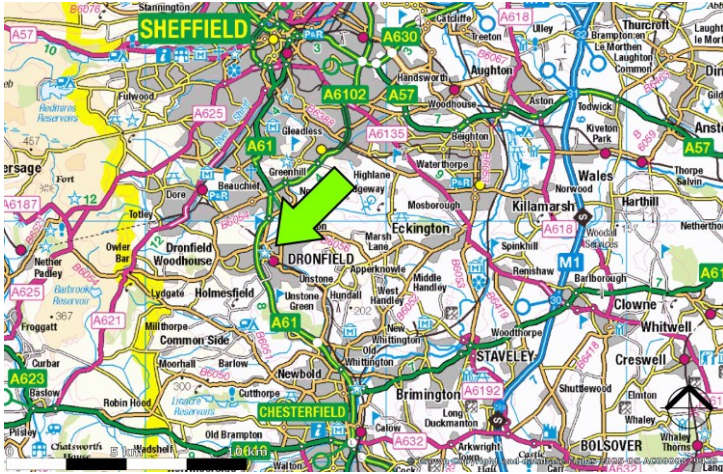
Wreakes Lane,

Dronfield – S18 1LN

- 35,968 sq ft (3,341.54 sq m)
- Extensive warehouse premises
- Large loading yard and parking areas
- Excellent location with (A) road access to the M1
- 2 x dock levellers plus separate roller shutter loading
- **UNDER - REFURBISHMENT**

LOCATION

The property is located on Wreakes Lane in Dronfield adjacent Sainsburys supermarket. Dronfield lays between Sheffield and Chesterfield. The location provides easy access to the A61 Dronfield By-Pass which in turn provides access to the trunk road network and M1 beyond.



DESCRIPTION

The property provides extensive warehouse accommodation across three main areas with additional workshop, staff, office and welfare areas.

The premises benefit from excellent loading access/yard space with a separate lower yard for parking and storage as well as further undercroft parking areas.

As the premises are currently undergoing refurbishment some areas have potential for tenant input on final fitout.

ACCOMMODATION

Description	(sq.m)	(sq ft)
Main warehouse and dock	1,485.24	15,987
Loading warehouse	779.42	8,390
Low height warehouse	746.75	8,038
Office, works and staff	330.13	3554
TOTAL	3341.54	35,968

LEASE TERMS

The property is available by way of a new lease at a rent of £95,000 per annum exclusive.

EPC RATING - D

A full copy of the EPC is available to download from our website.

BUSINESS RATES

Rateable Value - £88,500

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent and other lease payments.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email: philip@rensurveyors.co.uk

DISCLAIMER – Amended Oct 2025

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Chesterfield 01246 886416

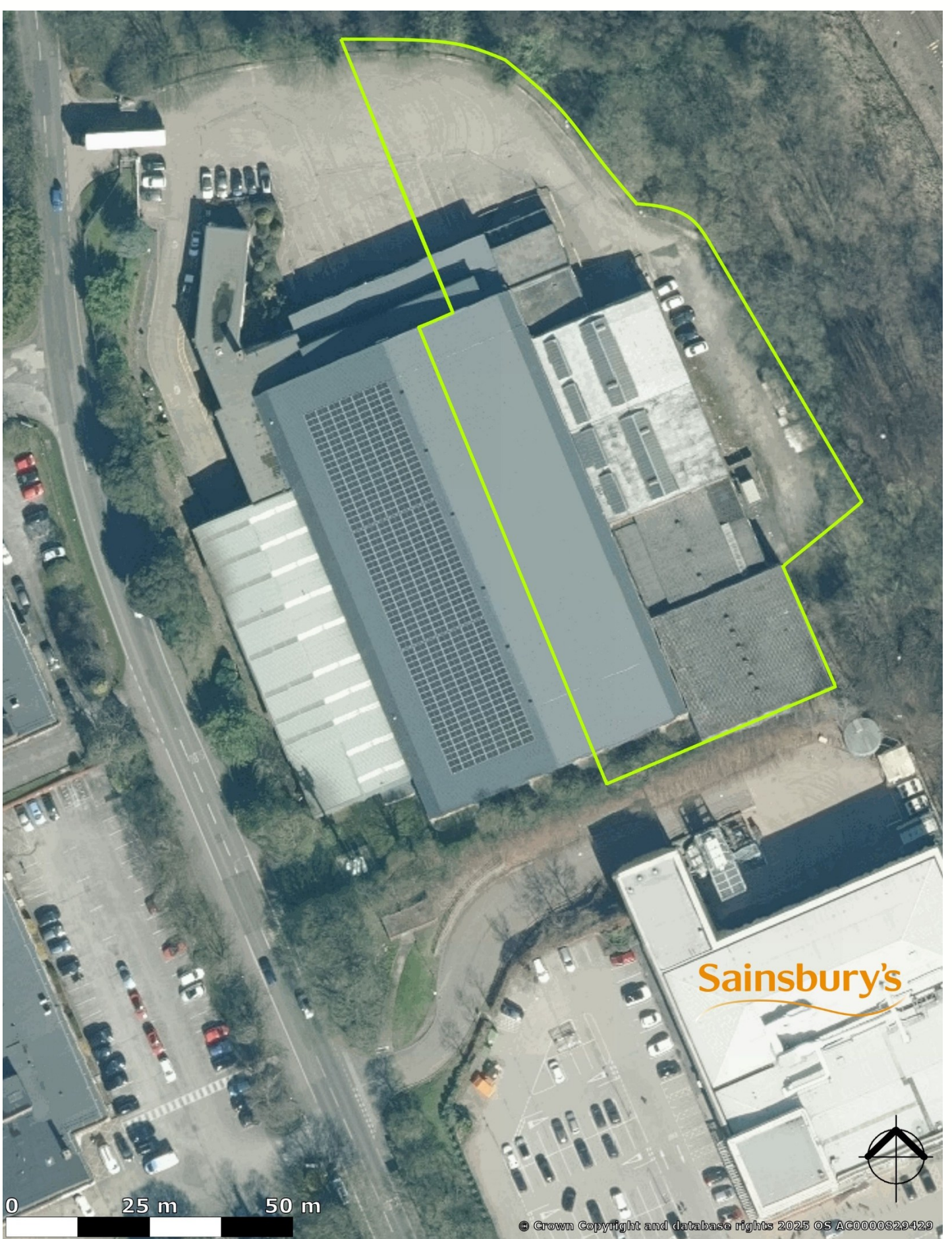
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WREAKES LANE

ACCESS ACROSS CLIENT YARD

YARD



DOCK LEVELLERS X 2

LOADING DOCK

WORKS

OFFICE & WELFARE

ROLLER SHUTTER

LOADING/WAREHOUSE

LOADING DOCK

LOWER YARD / PARKING

UNDERCROFT PARKING

MAIN WAREHOUSE INSULATED (5.93M HIGH)

STAFF VOID

INSULATED STORE (2.47M HIGH)

GA BRAGE FFL 88.800 S150 to 4th street

WORKSHOP

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