BTG Eddisons

020 3205 0200
eddisons.com

OFFICE - TO LET

21B NAPIER COURT, GANDER LANE, BARLBOROUGH, CHESTERFIELD, DERBYSHIRE S43 4PZ

Rent: £15.00 per sq ft per annum

Size: 1,187 sq ft (110.3 sq m)

- Modern specification.
- Prime M1 J30 Business Park.
- Established business destination.
- Landscaped surrounds. WC's/kitchen facilities. 5 car parking spaces. Excellent local amenities.

LOCATION

Napier Court is located less than 1 mile from Junction 30 of the M1 Motorway providing excellent access and transport links. Situated between Chesterfield (8 miles) and Sheffield (10 miles) the site offers a wealth of neighbouring businesses in the vibrant Barlborough Links Business Park Development. The subject property enjoys frontage into the communal landscaped site, with the rear elevation benefiting from visibility from the approach to the site along High Hazels Road.

DESCRIPTION

The available premises comprise of the first floor only of an end terrace two storey office. Unit 21B provides modern, well-kept, offices of B1 office use. The accommodation provides open plan working areas with the ability to create cellular office space and/or meeting/breakout areas if required. The property benefits from kitchen and WC facilities on the ground floor level.

The units on the estate are all self-contained two storey properties of brick and block elevations under tiled pitched roofs, built in the mid 2000's.

The specification of the subject property includes:-
- Double glazed uPVC windows
- 5 allocated car parking spaces
- Suspended ceilings
- CAT II lighting
- Kitchen facilities
- Electric central heating

SERVICES

We understand electricity and mains water are connected and available at the property. Heating in the unit is via convector heaters.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M²	SQ FT
First Floor		
Unit 21B	110.3	1,187

The ground floor kitchen measures approximately 29 sq ft (2.7 sq m). The kitchen is a communal facility and not included for rental purposes.

RENT

The rent will be £15 per sq ft.

SERVICE CHARGE

Unit 21B is responsible for a proportion of the communal service charge for the estate which includes a contribution towards waste management, external landscaping and repairs/maintenance, as well as buildings insurance. the amount currently payable is £865.03 per annum.

VAT

We understand that VAT will be charged on the rent.

For more information, visit eddisons.com
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Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) 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 lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

LEASE TERMS

The office is available to let as a whole by way of a new full repairing and insuring lease on a term of 3 or 5 years or multiples thereof.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £12,750.

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of C(52). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Ref: PDO/168084

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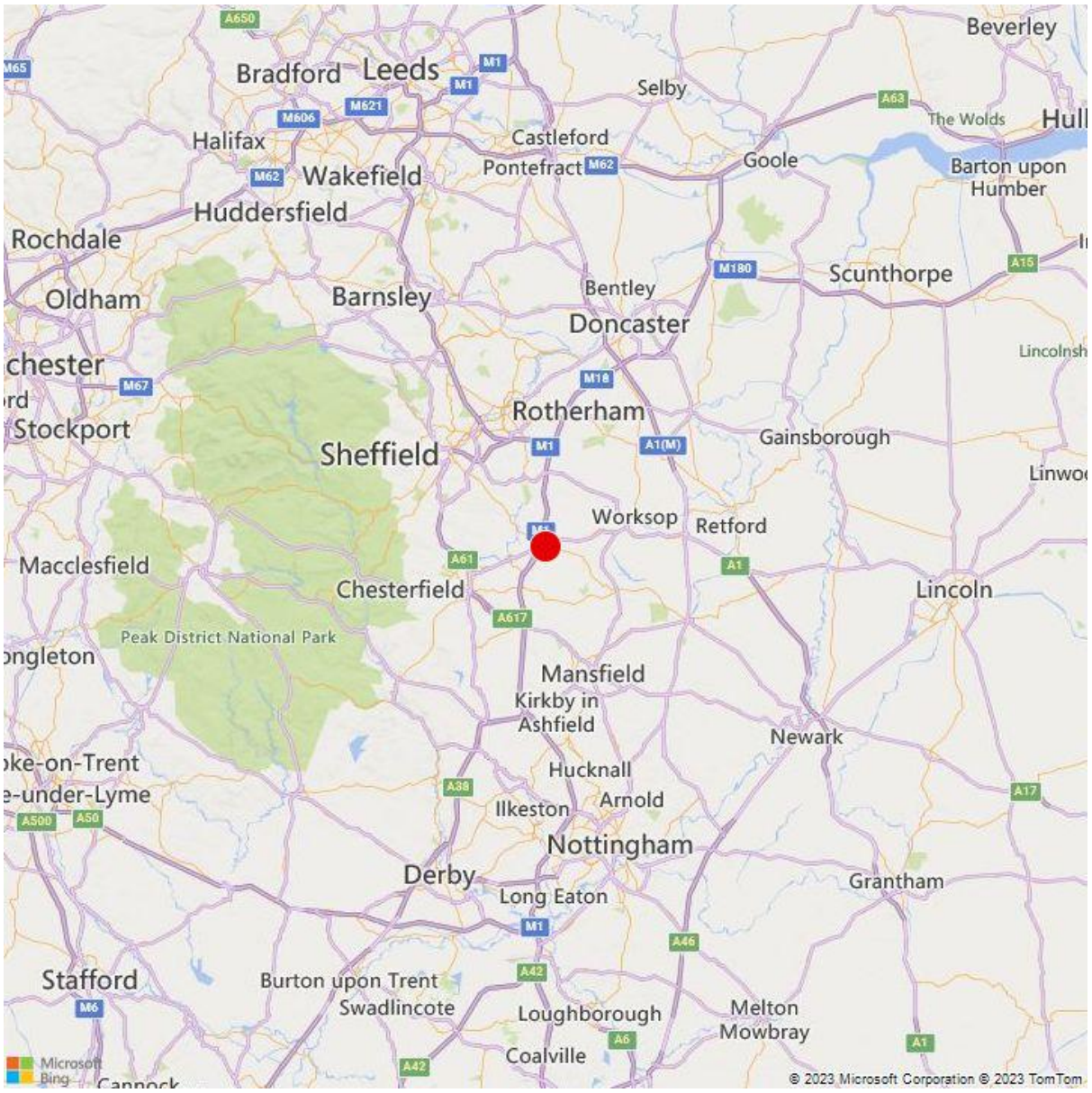

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