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**TO LET**

**UNITS 1-2 & 5 ACE BUSINESS PARK  
BURLEY CLOSE  
TURNOAKS BUSINESS PARK  
CHESTERFIELD  
S40 2UB**



**Detached & End-Terraced Industrial/Warehouse Units with Offices  
Gross Internal Floor Areas from 1,860 sq ft/172.8m<sup>2</sup> to  
a Total of 6,467 sq ft/600.8m<sup>2</sup> Including Mezzanines  
2020 Built High Quality Buildings with Eaves Height 20'4"/6.20m  
Level Enclosed Site with Electrically Operated Gate**

**IMMEDIATELY AVAILABLE TO LET EITHER SEPARATELY OR AS A  
WHOLE ON NEW EFFECTIVELY FULL REPAIRING AND INSURING  
LEASE(S) FOR A TERM TO BE AGREED**

**RENTS FROM £18,000.00 P.A.X. + V.A.T.**



Wilkins Hammond for themselves and for the vendors or lessors of this property whose agents they are 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 an offer or contract or any part thereof; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are believed to be correct, but their accuracy is not guaranteed and intending purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Wilkins Hammond has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

Devon House, 28 Gluman Gate, Chesterfield, S40 1TX.

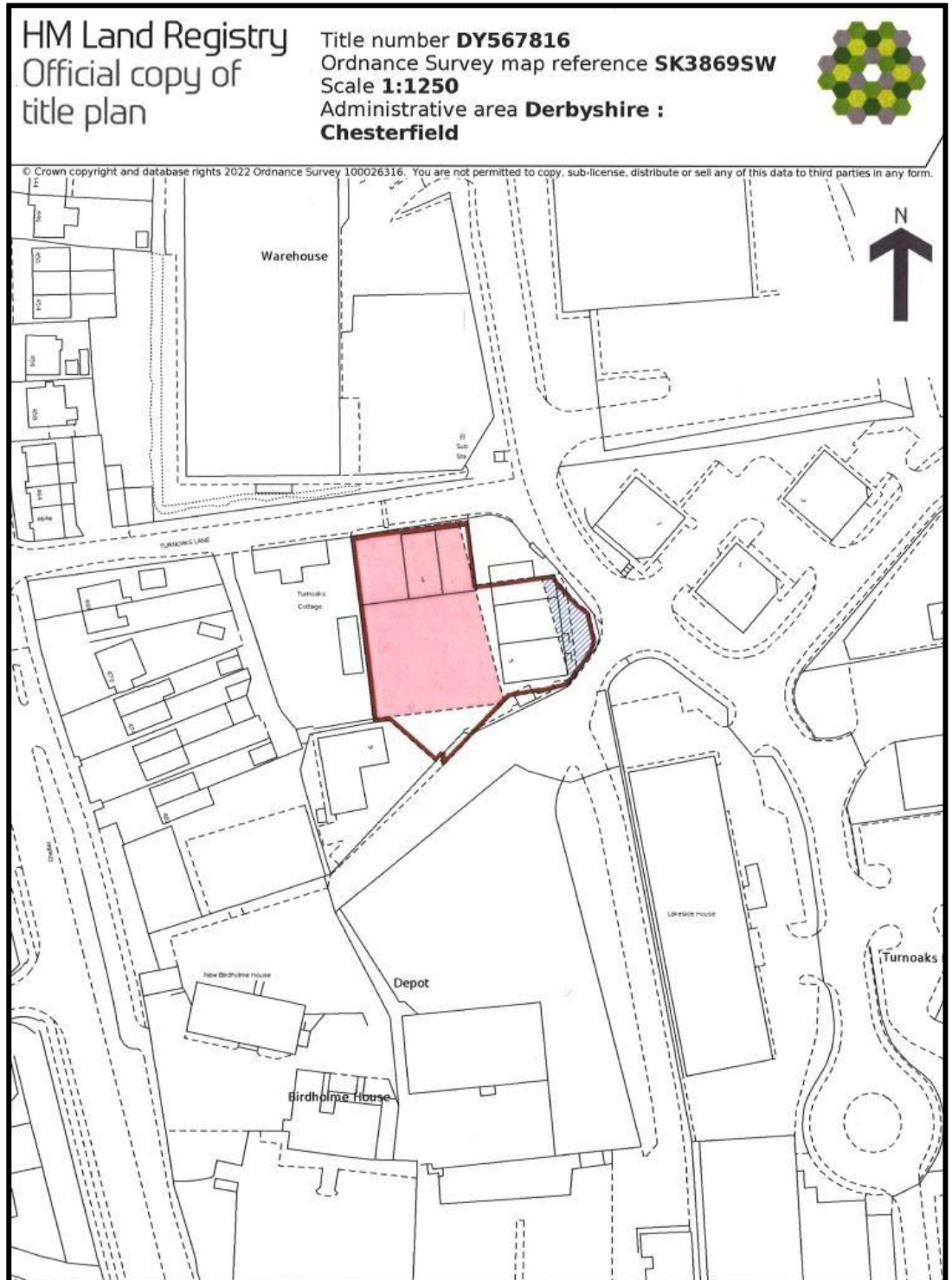
## LOCATION

Turnoaks Business Park is on the southern side of Storforth Lane off Derby Road (A61), within one mile of Chesterfield Town Centre and the A617 Hasland Bypass leading to the M1 Motorway at Junction 29. Major occupiers on the Estate include Auto Windscreens, Plumb Center, Magnet, Finning Cat, System Q Limited and Booker Cash & Carry.

## DESCRIPTION

The premises comprise part of a 2020 built industrial/warehouse development on the western side of Burley Close, close to its junction with McGregor's Way.

The extent of the ownership of which the properties form part is shown edged red on the plan below.



Ace Business Park is accessed by electrically operated gates to an enclosed central turning circle/loading yard with perimeter parking. Nine car spaces will be allocated to Unit 1-2 and five parking bays to Units 5.

The subject premises comprise a semi-detached building comprising Unit 1-2 and an adjacent end-terraced building forming Unit 5.

The buildings are of steel portal framed construction, over concrete floors, enclosed in cavity masonry to a height of 7'6"/2.28m, clad thereafter in insulated plastisol coated profiled steel sheeting as to walls and roof, with the roof having scattered natural light.

Unit 1-2 has eaves height of 20'6"/6.25m, with the working height beneath the mezzanine at 9'5"/2.87m. Loading is via a single, electrically operated composite loading door of 10'7"/3.22m width x 16'6"/5.02m height. The second loading door has been blocked off internally.

Unit 5 has eaves height of 20'3"/6.21m, with the working height beneath the mezzanine deck of 8'9"/2.67m. Loading is via an electrically operated composite loading door of 10'7"/3.22m width x 16'5"/5.00m height.

There is LED lighting throughout and gas fired central heating, with Unit 1-2 being augmented by air conditioning units to the upper level rooms.

## ACCOMMODATION

	<u>Floor Area</u>	
<b>Unit 1-2</b>		
<u>Ground Floor</u> Reception, Lift and Stairs, Inner Hall, Offices, Kitchen, WC & Warehouse/Workshop	2,572 sq ft	238.9m <sup>2</sup>
<u>First Floor</u> 5 No. Offices, Server Room, Kitchen, 2 No. WCs	2,035 sq ft	189.1m <sup>2</sup>
<b>Unit 1-2 Gross Internal Floor Area</b>	<b>4,607 sq ft</b>	<b>428.0m<sup>2</sup></b>
<b>Unit 5</b>		
<u>Ground Floor</u> Warehouse/Workshop, WC	1,284 sq ft	119.3m <sup>2</sup>
<u>Mezzanine</u> Office	576 sq ft	53.5m <sup>2</sup>
<b>Unit 5 Gross Internal Floor Area</b>	<b>1,860 sq ft</b>	<b>172.8m<sup>2</sup></b>
<b>Total Gross Internal Floor Area</b>	<b>6,467 sq ft</b>	<b>600.8m<sup>2</sup></b>

## SERVICES

Mains services are understood to be available to the property in terms drainage, water, gas and electricity. **Note:** neither services nor installations have been tested and the Agents offer no warranties in this connection.

## DISPOSAL

The premises are available on a new Lease of part or whole, to be drafted on a Tenant's effectively full repairing and insuring basis for a term to be agreed.

The Landlord supports the RICS Professional Statement – Code for Leasing Business Premises 2020.

## RENTS

Unit 1-2: **£43,750.00** per annum exclusive

Unit 5: **£18,000.00** per annum exclusive

Rents are to be payable calendar monthly in advance and will be subject to the addition of Value Added Tax at the standard prevailing rate.

## INSURANCE

Insurance cover in respect of buildings reinstatement, Landlord's public liability and up to three years loss of rent will be arranged by the Landlord and re-charged to the Tenant by way of additional rent. The premium is advised as £1,133.15 for Units 1-2 and £367.68 for Unit 5 for the policy year to 1 February 2025.

## LOCAL TAXATION

Interrogation of the Valuation Office Agency 2023 Rating List on the Internet reveals that the premises are presently assessed as follows:

Unit 1-2: Rateable Value £14,500, Description: "Warehouse and Premises";

Unit 5: Rateable Value £7,200, Description: "Workshop and Premises".

## SERVICE CHARGE

A service charge will be levied quarterly in advance in respect of common areas maintenance and renewals at £500.00 plus V.A.T for Unit 1-2 and £250.00 plus V.A.T. for Unit 5.

## E.P.C.

The Energy Performance Asset Ratings for the premises are 43 and 47 – Category B.

A full copy of the Energy Performance Certificates and Recommendation Reports is available upon application to the Agents, or by following the links below:

Units 1 & 2 Energy Performance Asset Rating 43 – Category B, EPC: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0090-2994-0301-8140-3004>, Recommendation Report: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9280-4049-0910-0300-1405>.

Units 4 & 5 Energy Performance Asset Rating 43 – Category B, EPC: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0190-0531-1139-9709-7002>,  
Recommendation Report: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0799-0591-3740-1100-9103>.

### **VALUE ADDED TAX**

We understand the premises have been elected for the purposes of charging Value Added Tax on the rent amounts. You are advised to consult your Accountant for further information.

### **COSTS**

The ingoing Tenant is to be responsible for both parties' legal costs in connection with the new Lease preparation, Counterpart, Stamp Duty Land Tax and V.A.T. thereon.

### **REFERENCES**

For a Lease application from a Limited Liability Company, the last three years' Audited Accounts will be required for examination, together with previous Landlord's reference and a Banker's Status Opinion. For a Partnership or Sole Trader applicant, references will be required in terms of a Banker's Status Opinion, Landlord's reference, Solicitor's reference, Accountant's Reference and from three Trade Suppliers.

### **IDENTIFICATION**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require us to identify a prospective Purchaser, or a Tenant where the rent is in excess of €10,000 per month.

The personal identification details required are two of the following originals: either full passport or full driving licence, plus secondary identification: e.g. utility bills dated within the last three months.

For a Company, the verification process requires us to obtain the personal identification details listed above in respect of at least two of the Directors and any other shareholder who controls or owns over 25% of the shares or voting rights in the Company, together with a certificated copy of the Certificate of Incorporation.

### **SOLICITORS**

The Landlord is represented by BRM Law Limited t/a BRM of Gray Court, 99 Saltergate, Chesterfield, S40 1LD.

### **VIEWING**

Strictly by prior appointment with Sole Agents



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