



Modern, Self-Contained Office Suite 1,271 Sq Ft (118.08 Sq M)

- Fitted meeting room
- Excellent road links
- Dedicated parking

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Location

Church View Business Park is accessed immediately off Coney Green Road, which in turn leads onto Market Street. The A61 is situated within 1 mile to the West. J29 of the M1 situated 7 miles to the North East, accessed via A6175.

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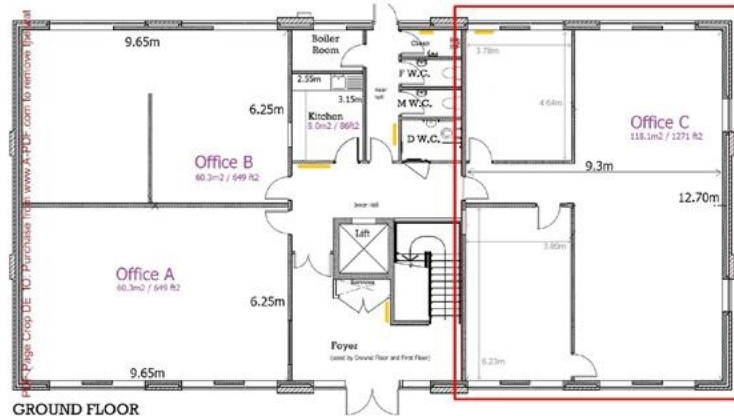
The property comprises a detached office, situated at the entrance of the estate. The property is accessed via a modern shared reception, which then leads to the ground floor suites.

The office suite has the following specification:

- Suspended ceilings
- Comfort cooling
- Perimeter Trunking
- Highly energy efficient
- Feature entrance
- Kitchen area
- Male, female and disabled WCs

AVAILABILITY

Suite C = 1,271 sq ft



Accommodation

DESCRIPTION	SQ FT	SQ M
Suite C	1,271	118.08
TOTAL	1,271 SQ FT	118.08 SQ M

Terms

The suite is available on new lease terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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