



High Quality, Detached Office 4,170 Sq Ft (387.39 Sq M)

- High quality, fully refurbished office
- Excellent car parking ratio
- Close to staff amenities and transport links

High Quality, Detached Office

4,170 Sq Ft (387.39 Sq M)

Location

The premises are located on Midland Way which forms part of the Barlborough Links development and is situated immediately off Junction 30 of the M1 Motorway providing access to Chesterfield (9 miles) and Sheffield (13 miles).

Barlborough has become an established commercial location and in addition to a number of high quality office developments there are additional amenities including an Ibis Hotel, McDonald's restaurant as well as a number of public houses, local shops and a nursery.

Description

The building comprises a two storey office building of steel frame construction with brick elevations and a slate covered pitched roof with 24 dedicated car parking spaces.

Internally, the premises are of a high specification with office accommodation arranged over ground and first floor level. In addition to separate WC/kitchen facilities on each floor, the property benefits from:

- > Predominantly open plan layout
- > Central heating
- > Full raised access floors
- > Comfort cooling
- > Meeting room at first floor

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,999	185.71
First Floor	2,171	201.69
TOTAL	4,170 SQ FT	387.39 SQ M

Terms

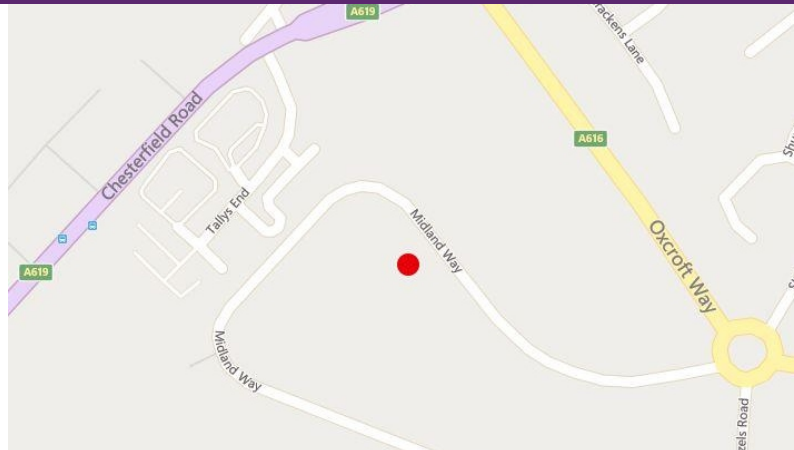
The property is available on new lease terms to be agreed, at a quoting rent of £50,000 per annum.

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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