



## New Modern Business Unit 3,402 Sq Ft (316.05 Sq M)

- New Modern Units, Available Immediately
- Well Located Business Park, on the edge of Bakewell
- Established business park within Bakewell
- Excellent access to Buxton Road, A6



# New Modern Business Unit

## 3,402 Sq Ft (316.05 Sq M)

### Location

The subject property is situated within Riverside Business Park, Bakewell. This is a multi-user commercial business park located in an enviable position on the outskirts of Bakewell. The site is located directly off the A6 (Buxton Road) providing access to surrounding towns and the wider area. The property benefits from being within a 7-minute walk to public transport links and the amenities of Bakewell.

### Description

The premises comprise of new modern business units of steel portal framed roof construction. The new units are available as a shell or with fit out option to be agreed. Multiple units can be taken together with mezzanine floors included. The units benefit from a WC and shared parking area.

### Accommodation

DESCRIPTION	SQ FT	SQ M
F1 & F2	2,545	236.43
Mezzanine	857	79.62
<b>TOTAL</b>	<b>3,402 SQ FT</b>	<b>316.05 SQ M</b>

### Terms

The property is available on new FRI terms.

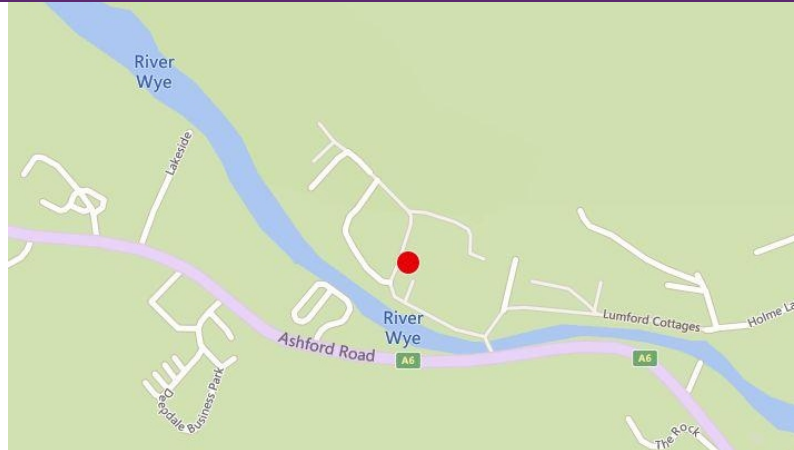
Quoting rent is £12 per sq ft

### 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 joint agents CPP or Knight Frank

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