

Oxcroft House, Oxcroft Lane, Bolsover, Chesterfield, S44 6DJ

**TO LET**

**Two storey detached office accommodation extending approximately 3,512 sq ft (326.3 sq m)**

**OVERVIEW**

Excellent car parking of c 22 spaces.

Just 2 miles from J29a of the M1 motorway.

Separate access to the first floor allowing possibility to split if necessary.

Adjacent to the proposed Morrisons development scheme.

## LOCATION

The property is situated in the Bolsover District of Derbyshire located 8 miles north west of Mansfield and 6.3 miles east of Chesterfield. The property is located on Oxcroft Lane just off Station Road which offers easy access to J29A of the M1.

Oxcroft House is a 5 minute walk from Bolsover Town Centre and adjacent to the former Bolsover District Council offices and proposed Morrison's Development scheme.

## DESCRIPTION

The property comprises a two storey detached office building of presumed solid built construction with render finish under a pitched tiled roof. The elevations incorporate single glazed timber framed sash windows.

Internally the property is of cellular layout with kitchen facilities and disabled WC to ground floor and male and female WC's to the first floor. There is a separate access to the first floor allowing potential to split if necessary.

The specification of the accommodation generally comprises carpet floor coverings, florescent strip lighting, gas central heating and a good distribution of phone and data points.

The property benefits from car parking for approximately 22 spaces.

## ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Total NIA: 3,512 sq ft (326.3 sq m)

## PLANNING

We understand the premises has the benefit of planning consent for use as B1 (Business) but may be suitable for a range of professional uses subject to planning. All planning information should be confirmed with the Local Authority.

## SERVICES

It is understood that all mains services are either connected or available at the property.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a Rateable Value of £13,500.

## SERVICE CHARGE

There is no service charge payable on this property.

## TENURE

The property is available to let by way of a full repairing and insuring lease. Terms are to be agreed.

## PRICE

The property is available to rent at £18,500 per annum exclusive.

## VAT

All figures are quoted exclusive of VAT. We understand VAT will be payable at the prevailing rate.

## LEGAL COSTS

A standard lease has been prepared by the landlord and is available to view upon request.

## VIEWING

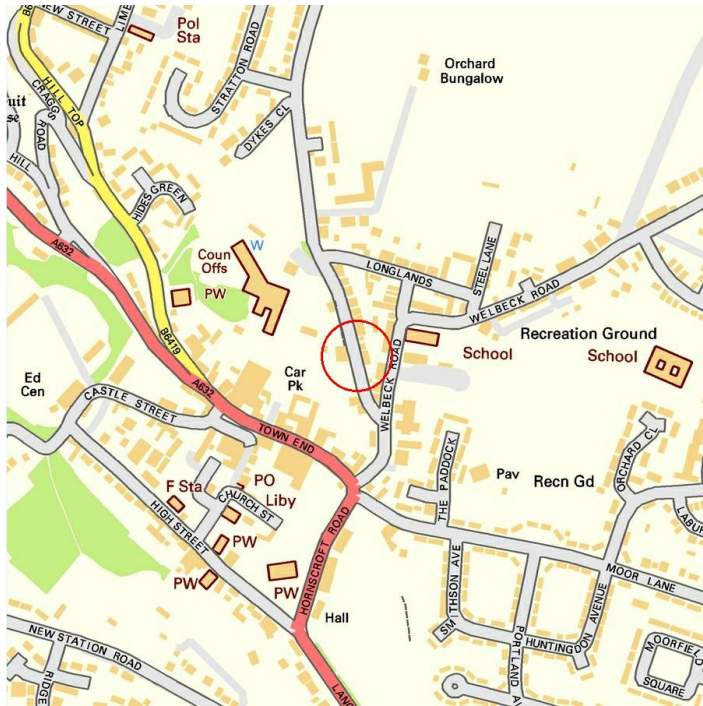
Accompanied inspections are to be arranged by prior appointment with BB&J Commercial.

## CONTACT

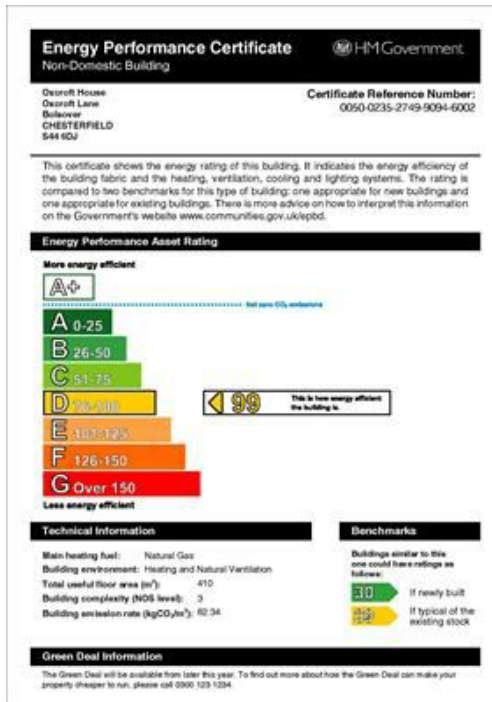
Mark Richardson  
01332 292825  
[m.richardson@bbandj.co.uk](mailto:m.richardson@bbandj.co.uk)



## LOCATION MAP



## ENERGY PERFORMANCE RATING



## PROPERTY IMAGES

Note: Plans, maps and drawings are not to scale.

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