



Self-contained Two Storey Offices

Unit 4, Midland Court, Midland Way, Chesterfield, S43 4UL

To Let / For Sale

- Comprising a total of 3,562 sq ft (330.94 sq m)
- Two storey self contained offices
- Well located within the established Barlborough area of Chesterfield
- Good easy access to Junction 30 of the M1 Motorway
- Available immediately by way of either a new lease on terms to be agreed, or to purchase

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The property provides a good out of town business park location, being situated within the established Barlborough area of Chesterfield, situated some 9 miles north east of Chesterfield Town Centre and circa 13 miles to the south east of Sheffield.

Unit 4 Midland Court is located to the corner of Midland Court and Midland Way and provides easy onward access via Oxcroft Way to Chesterfield Road and the M1 at Junction 30 in very close proximity. There are a number of well known, established regional and local firms nearby and Midland Court provides a well located business location.

Description

The building provides a two storey detached office building, and is currently configured to provide offices over 2 floors, having:-

- Secure entrance with access to male and female WCs
- Lift
- CCTV and burglar alarms
- 13 designated car parking spaces
- Mixture of open plan and cellular offices to both floors
- Kitchenette provision to each floor
- Perimeter data and power points
- Gas fired central heating system
- Air conditioning to part

Accommodation

We understand the property provides the following net internal areas:-

Description	Sq M	Sq Ft
Ground Floor	153.98	1,657
First Floor	176.97	1,905
Total	330.94	3,562

Terms

The property is available by way of either a freehold sale, or alternatively a new lease on terms to be agreed.

Please contact the Sole Agents for further details.

EPC

We understand the property provides the following EPC rating: C-69.

Rateable Value

We understand the property has the following rateable value: £27,750.

Legal Costs

Each party to bear their own costs incurred in any transaction.

Anti-Money Laundering Regulation

In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.

VAT

Please note all figures are quoted exclusive of VAT at the prevailing rate where applicable.

Viewing & Further Information

Please contact Sole Agent:

Ben White – Knight Frank
Tel – 0114 272 9750
ben.white@knightfrank.com

Brochure: 17 June 2019

Photograph: June 2019

Important Notice

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