

TO LET/ FOR SALE.

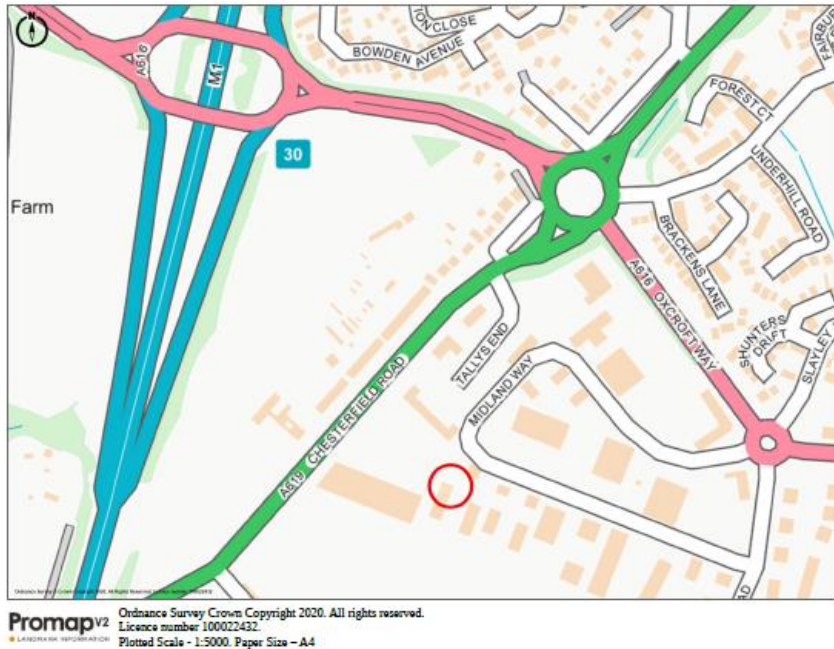


Industrial / Business Units.
4,053 – 8,124 sq ft (376.55 – 754.79 sq m).

Unit 1B & 1C Midland Place, Barlborough Links, Chesterfield, S43 4FR

Location.

The premises form part of the established Barlborough Links Business Park, situated immediately adjacent to Junction 30 of the M1 motorway. Chesterfield is located 9 miles to the south west and Sheffield approximately 13 miles north west.



Description.

Unit 1b & 1C provide an end terrace and mid terrace industrial / business unit finished to a modern specification. The units each provide a two storey property providing industrial and warehouse space to the ground floor and fully fitted office accommodation to the first floor.

Externally the premises have the benefit of dedicated car parking along with shared loading areas.

Accommodation.



Description	Sq M	Sq Ft
Unit 1b – ground floor	188.89	2,033
Unit 1b – first floor	187.66	2,019
Total GIA	376.55	4,053

Description	Sq M	Sq Ft
Unit 1c – ground floor	190.07	2,053
Unit 1c – first floor	187.54	2,018
Total GIA	378.24	4,071

The units could be combined to offer a single unit of 754.79 sq m (8,124 sq ft)..

Specification.

Ground floor

- Workshop with floor loading of 30KN per sq m
- Lighting and connection to all mains services
- Clear internal height of 3m
- Electrically operated roller shutter door
- WC facilities

First floor

- Platform lift to access first floor
- Open plan and partitioned accommodation
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Comfort cooling
- WC and kitchenette facility

Subject to Contract.

Terms / Availability.

The premises are available to let by way of a new lease on terms to be agreed.

Alternatively the property is available for sale by way of a 999 year leasehold at a ground rent of £200 per annum.

Rent / Price on application

Planning.

We understand that the premises have planning consent for light industrial B1(C).

Business Rates.

Interested parties should seek advice from the local Rating Department to confirm the rates payable.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Energy Performance Certificate.

Available on request..

Legal Costs.

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

INDICATIVE BOUNDARY



Subject to Contract.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated November 2020. Photographs and videos dated November 2020.

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