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Modern Small Industrial / Business Unit Scheme

**Unit 2, Lindrick Way, Barlborough Links, S43 4XE,
Junction 30 M1**

To Let

- Modern unit to let on a new lease
- 2,246 sq. ft. (209 sq. m)
- High specification within good office accommodation over 2 floors
- Suit expanding business
- Prime location just off Junction 30 M1 with on-site parking
- Established business park location with Hotel, Costa Coffee, Convenience Store and Golf Course

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Location

The development is well located forming part of the established Barlborough Links development, just off Junction 30 of the M1.

Barlborough Links benefits from a number of facilities including pub/restaurant hotel, Costa Coffee, KFC, McDonalds, Dobbies Garden Centre, nearby spa and crèche and municipal golf course.

The area has attracted a number of key occupier companies including Bolsover Cruise Club, British Telecom and Greencore to name but a few.

The development can be accessed from Lindrick Way, turning right on to a small driveway to the front of Bolsover Cruise Club, the development is situated adjacent to Dormer Tools new facility, overlooking the balancing lake.

Description

The development comprises a terrace of 4 units with associated yard and external car parking.

Unit 2 is accessed via a roller shutter door and provide clear workspace / storage areas. The unit has an extensive two storey office area and toilets and kitchen.

Accommodation

The units comprise the following areas – measured on a gross internal area basis:-

	Sq. Ft	Sq. M
Unit 2	2,246	209

Terms / Availability

The premises are available to let on a new lease.

	Rent (per annum exclusive)
Unit 2	£18,000

Service Charge

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

The current budget is approximately £120.00 per quarter, i.e. approximately £480.00 per annum.

Business Rates

The premises have a rateable value of 9,100.

Rates payable for 2018/19 are 49.3p in the pound.

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.

EPC

The premises have an EPC Rating of D87.

Legal Costs

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

Viewing & Further Information

Please contact sole agents, Knight Frank.

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Photograph: October 2019

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