



Modern Office Accommodation

Unit 21a & 21b Napier Court, Barlborough, Chesterfield, S43 4PZ

To Let

- Self-contained two story open plan end of terraced office.
- Providing 1,010 – 2,207 sq ft (94.8 – 205.1 sq m) of open plan accommodation.
- Prominently located within the established Barlborough Links Development.
- Less than a mile from Junction 30 of the M1.
- Generous car parking allocation of 9 spaces.
- To let by way of a new lease on terms to be agreed.

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Location

The property within Napier Court is prominently located immediately adjacent to the Barlborough Links development which is situated less than one mile from Junction 30 of the M1.

Situated directly between Sheffield (10 miles) and Chesterfield (8 miles) the Barlborough Links Business Park and Napier Court offers a vibrant mix of businesses. The subject premises enjoys a frontage on to a communal landscaped site, with good prominence and being an end of terraced unit enjoys natural light with windows on three elevations.

Description

The available premises provide both ground and first floor office accommodation totalling 2,207 sq ft which is available to let as a whole or in part on a floor by floor basis.

Unit 21a & 21b is a modern, well-kept office offering majority open plan working areas with some demountable partitioning a services of meeting rooms and breakout areas. The property benefits from kitchen and WC facilities located on the ground floor off the entrance hallway.

The unit is a two story terraced office of brick and block elevation with a tiled pitched roof, built in the mid 2000's the specification includes:

- Double glazed uPVC windows.
- Suspended ceilings.
- CAT II lighting.
- Communal entranceway.
- Perimeter trunking.
- Kitchen facilities.
- Electric heating.

Accommodation

From a recent measured survey taken on-site we understand the properties comprise of the following Net Internal Areas (NIA):

Unit	Sq Ft	Sq M	Rent (PAX)
Ground	1,020	94.8	£14,280
1 st Floor	1,187	110.3	£16,618

Terms

The accommodation is available to let on a new full repairing and insuring (FRI) lease on terms to be agreed.

Rateable Value

Unit 21a - £9,200. Rateable Value

Unit 21b - £11,000. Rateable Value

Insurance

The Landlord insures the building as a whole and charges back a fair proportion of the premium to the tenant.

Energy Performance Certificate

This property has been graded as 91 (D).

VAT

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

Important Notice

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Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge

Unit 21 is responsible for a proportion of the communal estates charge which includes a contribution towards the waste management, external landscaping and repairs / maintenance.

Unit 21a - £716.90 per annum

Unit 21b - £856.03 per annum

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact:

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Brochure: 4th March 2020

Photographs: 3rd March 2020

