

TO LET.

Modern First Floor Office Suite.



5B Napier Court, Gander Lane, Barlborough, S43 4PZ

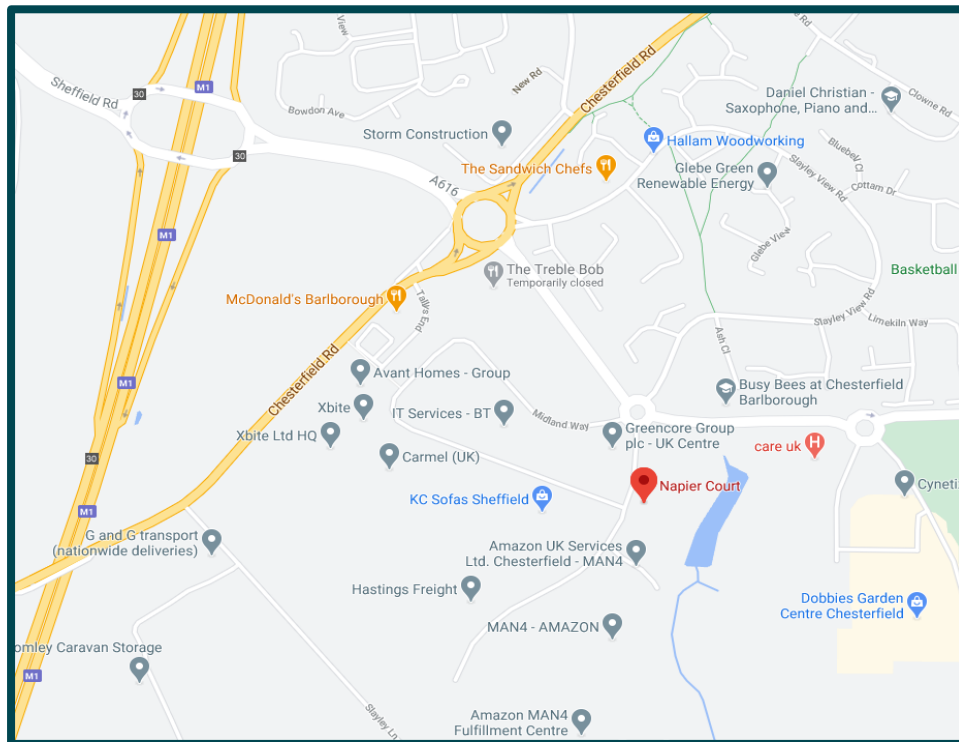
Approximately 570 sq ft (52.96 sq m).

Location.

The property is situated at the established Napier Court development, a popular business location within Barlborough.

The site benefits from excellent road communications, being situated less than 1 mile from Junction 30 of the M1 motorway which in turns provides fantastic links to the surrounding region with Sheffield approximately 10 miles to the north and Chesterfield 8 miles to the south.

Napier Court and the surrounding Barlborough Links Business Park Development offers a wealth of neighbouring business uses including offices, industrial / logistics, hotel, drive-thru and convenience amenities. The site is an ideal business hub with well known occupiers already situated within the locality such as BT, Amazon, Hotel Ibis and Costa Coffee.

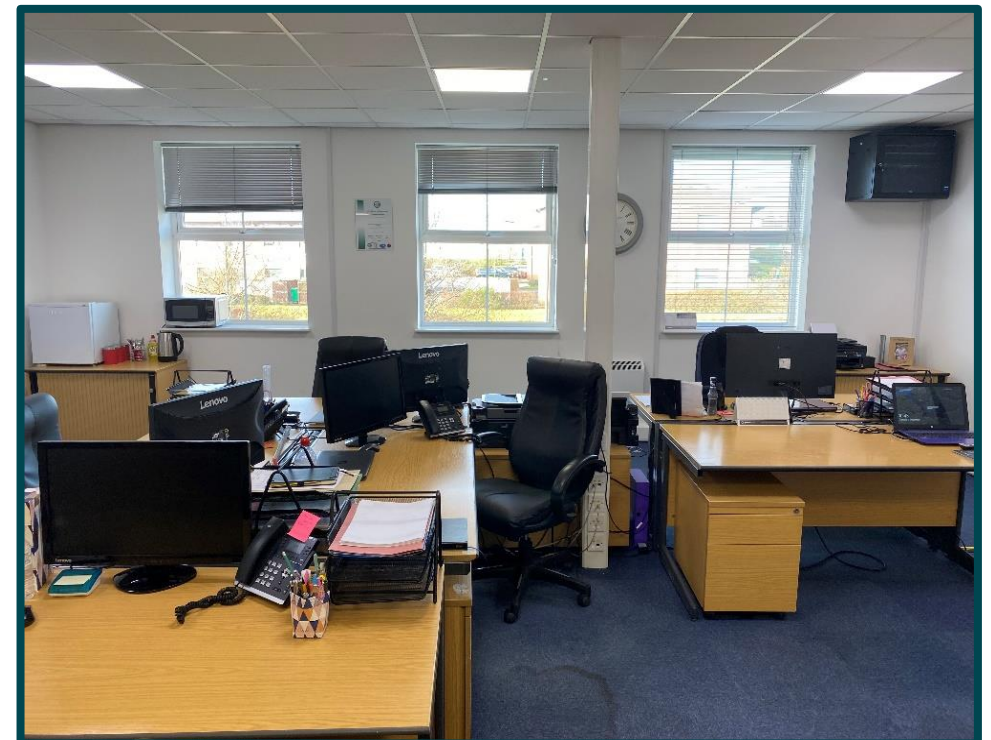


Description.

The property forms a two storey, mid-terraced office building of brick and block elevations beneath a tiled pitched roof, and having been built in the mid 2000's. The building is accessed via a communal entrance hallway / service core, which provides modern shared kitchen and w/c facilities at ground floor level.

The available accommodation comprises a modern, well-kept first floor office suite providing open plan working areas, with the ability to create cellular office space and / or meeting / breakout areas if required. The specification includes wall mounted electric central heating, suspended ceilings and recessed lighting.

The available suite benefits from 2 allocated car parking spaces.



Accommodation.

The accommodation provides the following approximate Net Internal Areas (NIA):

Description	Sq m	Sq ft
Suite 5B	52.96	570

The kitchen facility measures approximately 29 sq ft (2.7 sq m) respectively. The Kitchen is a communal facility.

Terms.

The property is available by way of a new lease, directly from the Landlord, on terms to be agreed.



Quoting Rent.

The quoting rent is £7,980 per annum exclusive.

Service Charge.

A Service Charge is payable for the maintenance and upkeep of the common areas of the building and wider estate. Further details available on request.

Business Rates.

We understand the premises have a rateable value of £5,200.

EPC.

The property has an EPC Rating of D(90).

Legal Costs.

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

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

Contact.



For further information, or to arrange a viewing, please contact joint agents:

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Particulars dated December 2020. Photographs dated November 2020.

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