

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## HIGH QUALITY OFFICES

Deepdale Business Park, Bakewell, DE45 1GT

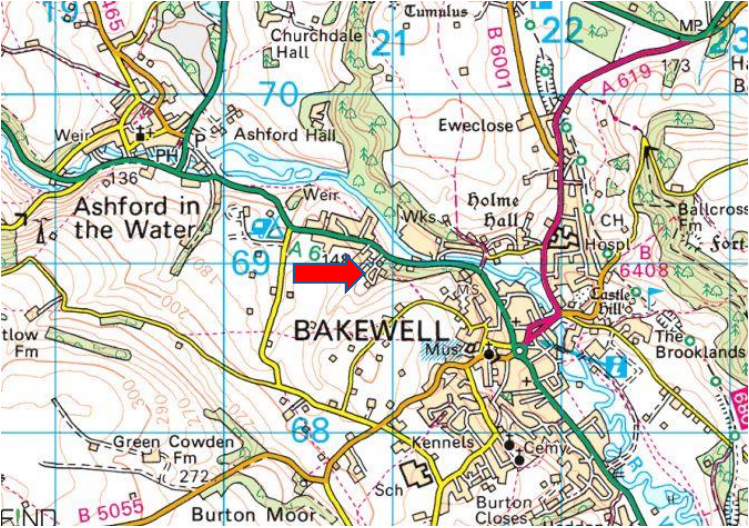
- Self contained suites from 545 sq ft – 2,290 sq ft
- Generous on site parking
- Flexible lease terms
- Excellent location on outskirts of Bakewell

**TO LET**

**LOCATION**

Bakewell is a picturesque market town in the heart of the Derbyshire Peak District, with excellent communication links to a number of regional centres including Sheffield, Chesterfield and Derby.

The business park is approached from the A6 out of Bakewell, towards Ashford in the Water/Buxton and is situated approximately half a mile from Bakewell town centre.



**DESCRIPTION**

These delightful offices provide modern, efficient accommodation, all predominantly open plan, some with a mix of small private offices and meeting rooms.

**ACCOMMODATION**

Arden House

Description	Area (sq.m.)	Area (sq.ft.)
<b>1st Floor Offices:</b> Unit 11	80.8	870
Unit 8	66	710
Unit 5	66	710
<b>2nd Floor Offices:</b> Unit 3	54.8	590
Unit 6	50.6	545
Unit 9	50.6	545

Warren House

Description	Area (sq.m.)	Area (sq.ft.)
<b>Gd Floor Offices:</b> Unit 10	80.8	870
<b>1<sup>st</sup> Floor Offices:</b>		
Units 5, 8 & 11 (combined)	212.7	2,290
<b>2<sup>nd</sup> Floor Offices:</b> Unit 9	50.6	545
Unit 12	54.8	590

**TERMS/RENT**

All on flexible lease terms with tenant break options. Rent on application.

**LEGAL COSTS**

Each party are to be responsible for their own costs.

**BUSINESS RATES**

For info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

**ENERGY PERFORMANCE CERTIFICATES**

Copies available on request.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

Surveyor acting: Charles Duncan  
 Tel: 07970 010296  
 Email: [cd@markjenkinson.co.uk](mailto:cd@markjenkinson.co.uk)

**Disclaimer – June 2021**

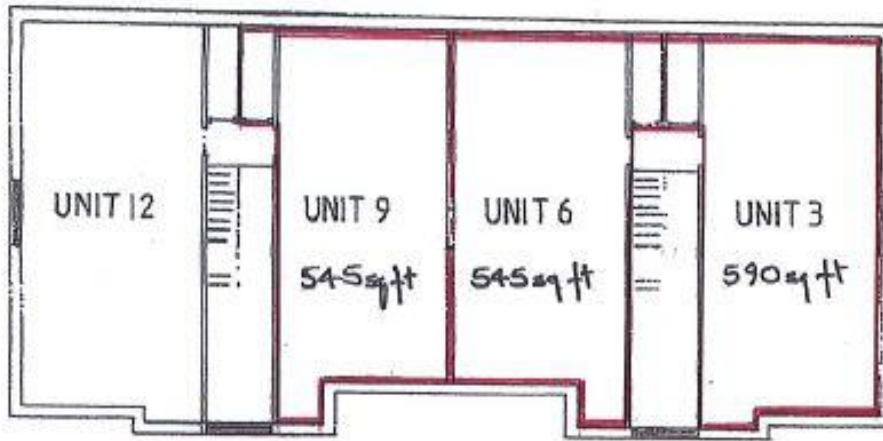
These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**  
 8 Norfolk Row, Sheffield S1 2PA

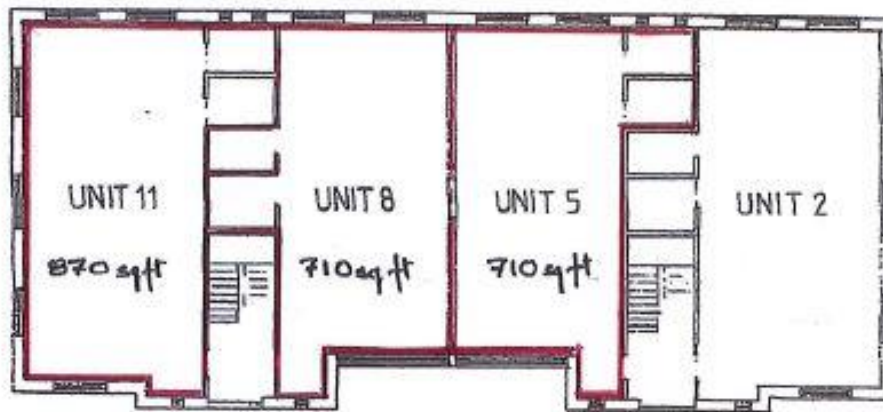
**CHESTERFIELD 01246 267 565**  
 Dunston Innovation Centre, Chesterfield S41 8NG

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)

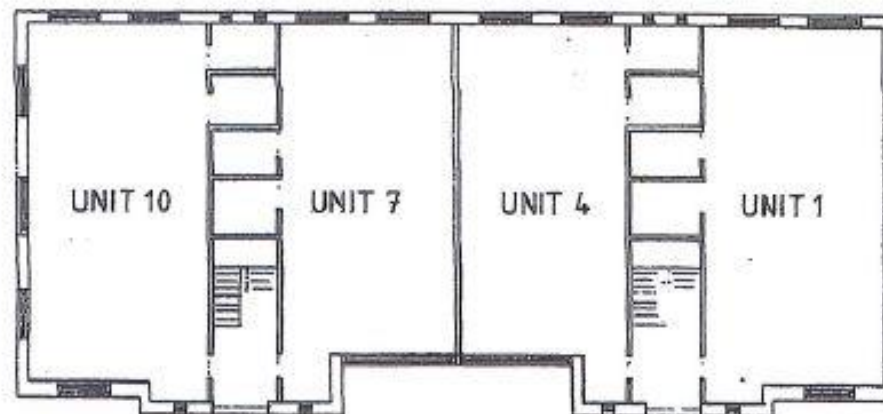




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

ARDEN HOUSE

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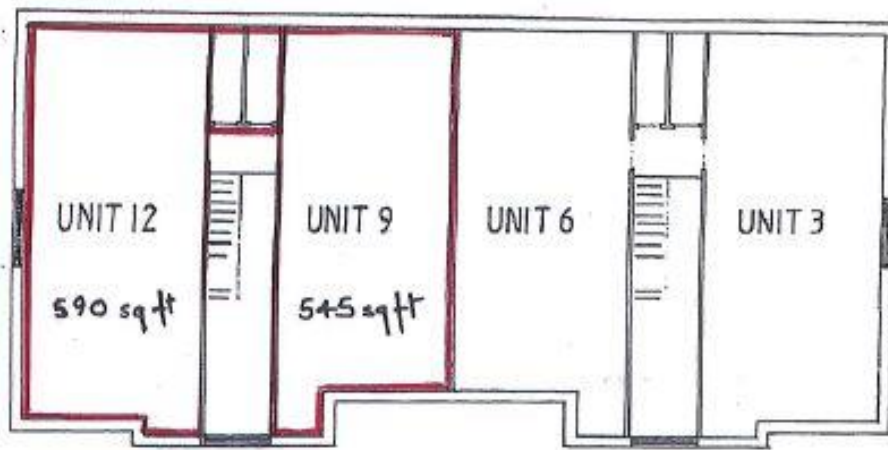
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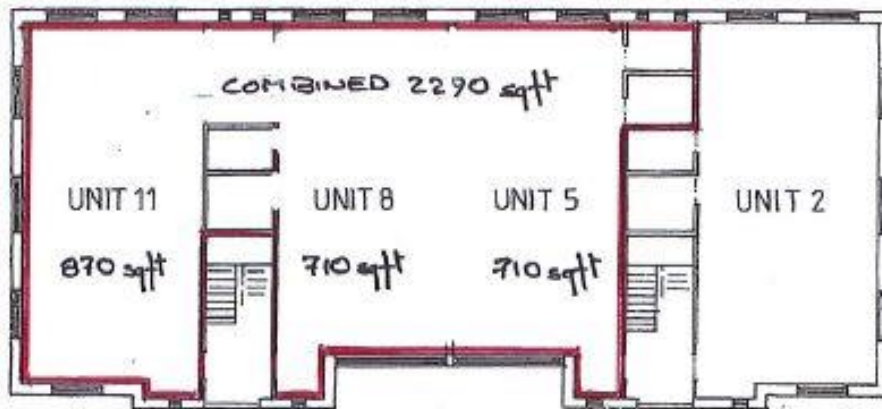


**RICS**<sup>®</sup>

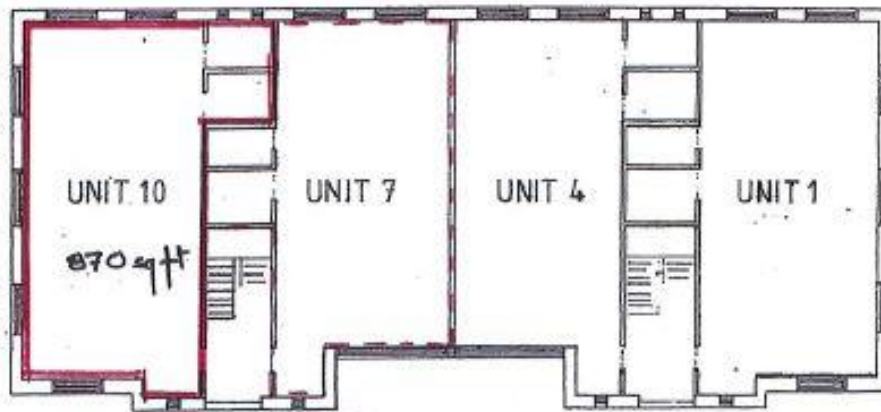
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SECOND FLOOR



FIRST FLOOR



SYSTEMS HOUSE

GROUND FLOOR

WARREN HOUSE

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