

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



OFFICE PREMISES

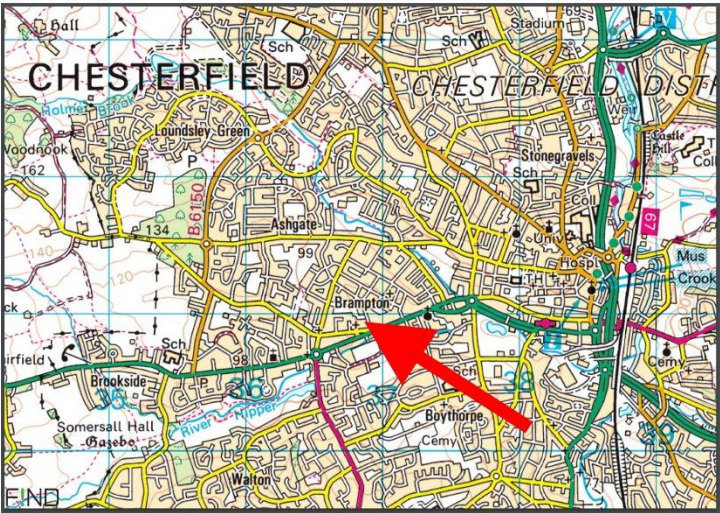
Raincliffe House, Barker Lane, Chesterfield – S40 1DU

- From 1,625 sq ft (151 sq m) to 8,182 sq ft (760 sq m)
- A range of open plan and private offices
- Interior fit out completed to a high standard
- Potential for alternative uses, training, leisure, clinic etc subject to application
- Generous onsite parking provision, number of spaces negotiable

TO LET (AVAILABLE JULY 2021)

LOCATION

The premises are conveniently situated a short distance off the A619 Chatsworth Road lying less than one mile west of Chesterfield town centre.



DESCRIPTION AND ACCOMMODATION

The premises provide a range of accommodation across East and West office blocks on ground and first floor. The fit out has been completed to a high standard and is ready for occupation from July 2021. The number of parking spaces available on site is negotiable dependant on the amount of accommodation taken.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor – East Block	407.15	4,383
Ground Floor – West Block	151.01	1,625
First Floor – West Block	201.91	2,173
Totals	760.07	8,182

BUSINESS RATES

The premises are assessed as per the amounts below. This is not the amount you will pay.

- Ground Floor West Block - £12,750
- First Floor West Block - £12,750
- Ground Floor East Block - TBC

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

TERMS

The premises are available by way of a new lease for a term to be agreed at rents **from £8 per sq ft per annum**. In addition there will be a service charge covering external building maintenance, landscaping etc. Tenants will be responsible for their own rates and utilities.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

VAT is not payable.
Tenant to be responsible for a contribution of £750 towards the lessors legal costs for lease preparation.



EPC – AVAILABLE UPON REQUEST

VIEWING ARRANGEMENTS

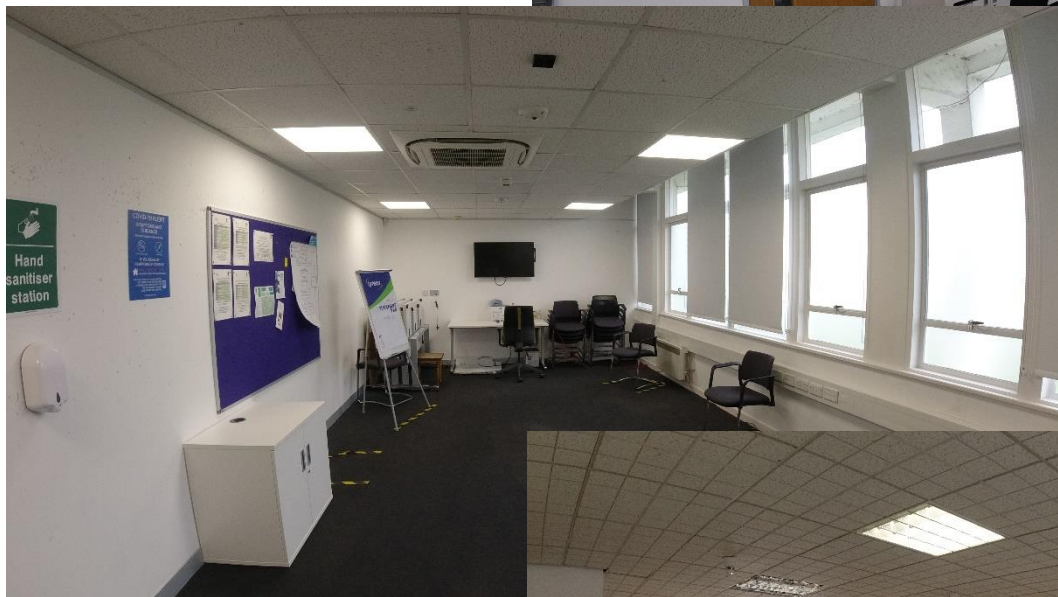
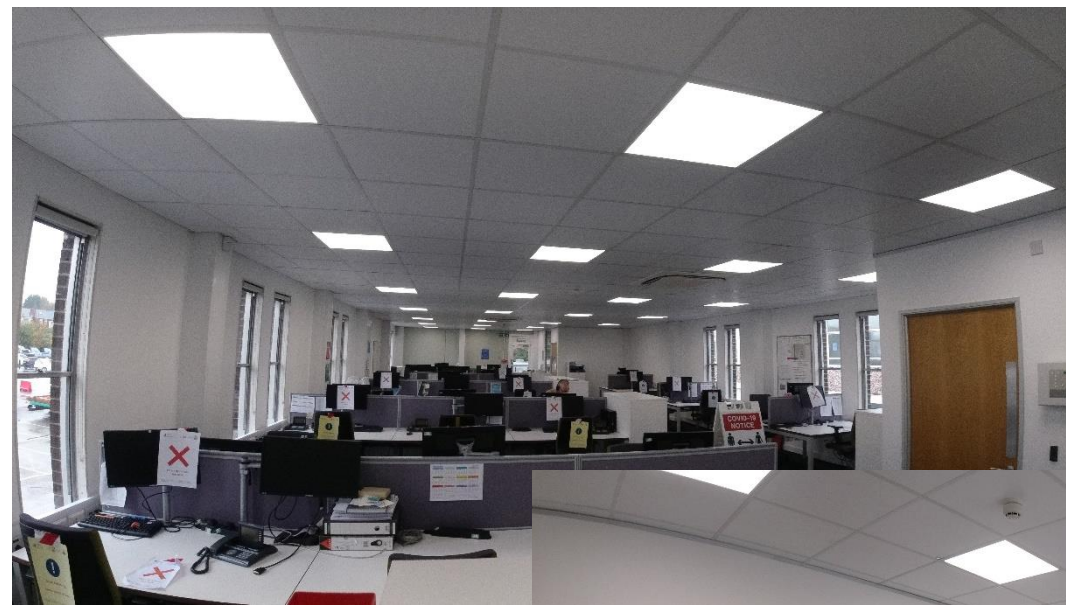
For further information please contact the joint agents – Mark Jenkinson and son

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Bothams
Surveyor acting: Alan Terry FRICS
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Disclaimer – December 2020

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



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