



Unit 2. West Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Unit 2. West Road

Buxton
Derbyshire, SK17 6HF



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Per Annum
£10,500 Per Annum

*Bury and Hilton are delighted to offer for let this ground floor office space which is suitable for a variety of uses and available immediately.

*1x allocated parking space.

*Entrance via communal hallway, with private exit door.

*Terms of the lease negotiable, however 3-5 year lease with a deposit of £1500 would be preferred.

*Tenant to pay service charge of £1240 per annum which includes building insurance and water.

*Fully alarmed building at grade DP3 with annual monitoring. CCTV and fire alarm system in place.

*Electric heating with thermostat control.

*Door buzzer entry system.

*Communal male and female toilets to each floor.

Unit 2

With three electric heaters. Strip bulb lighting. Exit door to front.

Kitchenette

Base and wall cupboard with worksurface over and sink with boiling water tap.



Staffordshire - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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