



## Investment Opportunity

22,712 Sq Ft (2,109.94 Sq M)

- Detached office building with substantial car parking
- Multi-let office with anchor tenant Henry Boot Construction
- High yielding asset management opportunity

# Investment Opportunity

## 22,712 Sq Ft (2,109.94 Sq M)

### Location

Callywhite Lane provides easy access to both Sheffield and Chesterfield as well as the motorway networks with the A61 leading to Junctions 29 and 30 of the M1. Dronfield is located with good transport links via the A61 and is a short distance south of Sheffield and north of Chesterfield town centre

### Description

The subject property comprises a former HQ Building, which is now multi-let to a variety of Tenants. The property has been partly refurbished and has the benefit of substantial car parking area.

This investment is available to purchase with the benefit of the current rental income. Please contact for further information.

### Accommodation

DESCRIPTION	SQ FT	SQ M
LHS	13,024	1,209.93
RHS	9,688	900.02
<b>TOTAL</b>	<b>22,712 SQ FT</b>	<b>2,109.94 SQ M</b>

### Terms

The property is available at a purchase price of £1,150,000

### VAT

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

### EPC Rating

The property has an EPC D rating.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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