

TO LET (sub-let)

1 MIDLAND WAY, BARLBOROUGH, CHESTERFIELD S43 4XA

High Specification Office / Hybrid Unit

23,325 sq. ft. (2,167 sq. m)



Location

The Property is situated in a prominent position within Barlborough Links Business Park at J30 of the M1. The Property benefits from being located on a highly visible plot, fronting Midland Way, close to the entrance of the business park off Chesterfield Road.

The Property has excellent access to the M1 with J30 circa half a mile away providing access to the wider motorway network. This accessible location provides good access to major surrounding cities and towns including Sheffield, Chesterfield, Mansfield and Nottingham.

Within the wider estate occupiers include BT, Biffa and Xbite with a McDonalds, Costa Coffee, Ibis Hotel and Instavolt EV charging points close by.

Description

Built in circa 2001 the property comprises a self contained two storey modern hybrid office and industrial unit.

The property benefits from a double height entrance foyer and reception with lift access up to the first floor office space.

The office space includes a mixture of open plan areas as well as meeting rooms and smaller offices with air conditioning throughout.

Lab space is located on the ground floor and can be retained as such or easily converted back into a more traditional office space configuration.

The industrial/warehouse area of the property benefits from two roller shutter loading doors as well as scope for additional space to be created with the installation of a mezzanine with an eaves height of 7m.

Externally there is ample private parking with a gated and secure service yard to the year.



Accommodation

	Sq. Ft.	Sq. M.
Warehouse (GF)	9,881	918
Office and Labs (GF)	6,824	634
Office Space (FF)	6,620	615





Services

It is understood that the property is connected to mains three phase electricity, water, drainage and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries.

EPC

Available upon request

Rateable Value

The property has a current rateable value of £119,000

Tenure

The property is currently held under a FRI lease expiring 14th June 2026.

Rent

Current rent is £165,000 per annum

Legal fees

Each party are to be responsible for their own legal and professional fees.

Viewings and further information

For an appointment to view or for further information please contact the marketing agents:

Alisdair Gillespie MRICS

07442 855 024

Alisdair.Gillespie@realestate.bnpparibas

Guy Cooke MRICS

07876 217 359

Guy.Cooke@realestate.bnpparibas

Derek Reddin-Clancy FRICS

07767 445039

derek@reddin-clancy.co.uk

Details updated September 2023

SUBJECT TO CONTRACT





Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.