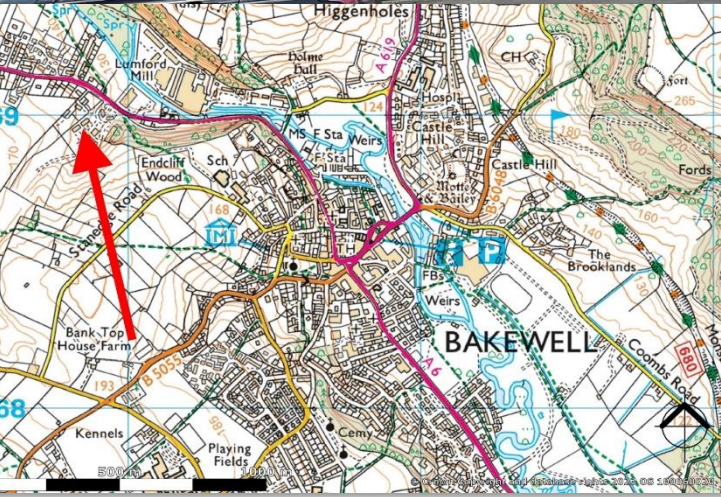




**Renshaw
Chartered
Surveyors**

TO LET



OFFICES

From £11,000

Deepdale Business Park,
Buxton Road
Bakewell – DE45 1GT

- From 528 sq ft to 1,762 sq ft
- Attractive setting and views
- On site parking
- Convenient access from the A6
- Local amenities in Bakewell Town centre plus Aldi across the road.
- Range of sizes/space available

LOCATION

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

The business park is located approximately half a mile north west of Bakewell to centre.

DESCRIPTION

There are a range of suites and sizes available all predominately open plan, with options on ground, first and second floor. Where layout allows suites can be combined. All suites have at least 1 x WC.

ACCOMMODATION – ARDEN HOUSE

DESCRIPTION	(sq.m)	(sq.ft)	Notes
Unit 3 – 2 nd Floor	49.73	535	Plus low height stores
Unit 4 – Grd Floor	TBC	TBC	Available Jan 2024

ACCOMMODATION – WARREN HOUSE

DESCRIPTION	(sq.m)	(sq.ft)	Notes
Unit 7 – Grd Floor	66.59	717	Includes kitchen
Unit 5 – 1 st Floor	66.59	717	Includes Tea Point
Unit 9 – 2 nd Floor	48.01	517	Plus low height stores
Unit 12 – 2 nd Floor	49.02	528	Plus low height stores

LEASE TERMS

The suites are available on terms to be agreed. Please contact the agents to discuss your requirements. Please see separate schedule for rents and availability.

BUSINESS RATES

The suites have a range of assessments, please contact the agents for the rateable value of the suite/s that is of interest.

VAT, COSTS AND SERVICE CHARGE

Each party is to be responsible for their own costs. VAT will be payable on the rent and other charges.

There is a service charge payable. Please ask for further details. A proportion of buildings insurance will be billed separately.

Electricity is sub metered and gas central heating is recharged as a proportion.

EPC RATING - B

A full copy of the EPC's are available to download from our website.

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.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact:

Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01629 888 268

Email: philip@rensurveyors.co.uk

DISCLAIMER - November 2023

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG



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AVAILABILITY SCHEDULE

Unit Number	Size (sq ft)	Rent per Annum Exclusive	Status
Unit 2 Arden House	NOW LET	NOW LET	NOW LET
Unit 3 Arden House	535	£11,000	Available
Unit 4 Arden House	TBC	TBC	Available January 2024
Unit 5 Warren House	717	£12,000	Available
Unit 7 Warren House	717	£12,000	Available
Units 8 and 11 Warren House	NOW LET	NOW LET	NOW LET
Unit 9 Warren House	517	£7,500	Available
Unit 12 Warren House	528	£11,000	Available



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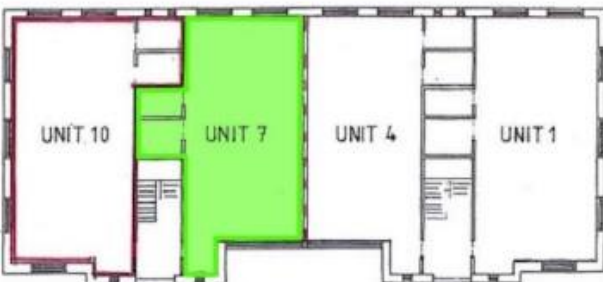
Warren House



SECOND FLOOR

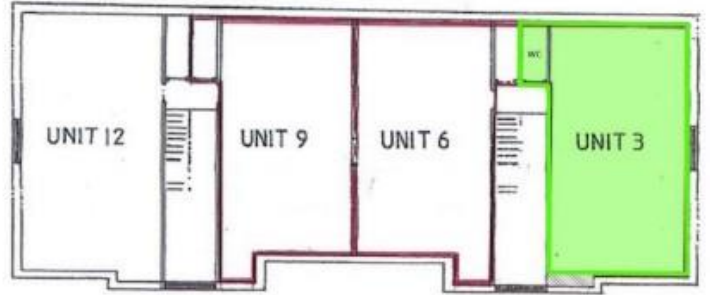


FIRST FLOOR

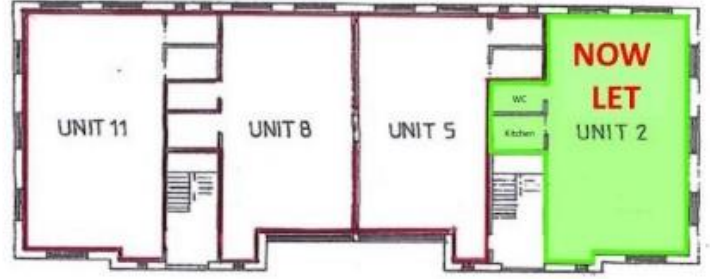


GROUND FLOOR

Arden House



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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