

Detached office building situated on established business park with quick access to Junction 29 of the M1 motorway

480m²
(5,167ft²)

- Self-contained two-storey office building
- Excellent business park location
- Ground floor storage/ lab space
- First floor open plan office accommodation
- 20 designated car parking spaces
- Leasehold - £60,000 per annum



TO LET



Location



Gallery



Contact

Location

The property is situated on Holmewood Business Park which is approximately 4 miles south of Chesterfield accessed off the A617 which leads to Junction 29 of the M1 motorway.

Holmewood Business Park is an established office park comprising 5 detached office buildings providing high quality office accommodation.

Local amenities within Holmewood itself include Tesco convenience store, Texaco petrol station and Boots Pharmacy.

The Property

The property comprises a detached two-storey office building with brick elevations under a pitched tiled roof. Internally the accommodation provides a hallway leading to ground floor storage/ lab space and first floor offices. Both floors are open plan and offer kitchen and W/C facilities.

The specification includes;

- Central heating
- Suspended ceilings
- CAT4 lighting
- Perimeter trunking
- 20 car parking spaces
- W/C's





Accommodation

The property has the following approximate net internal floor area:

2B Holmewood Business Park	M ²	FT ²
Ground Floor	235	2,530
First Floor	245	2,637
Total	480	5,167

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

We are advised by North East Derbyshire District Council that the premises hold the following rateable value:-

£35,500

The rates payable multiplier for 2023/24 is 49.9p.

Estate Charge

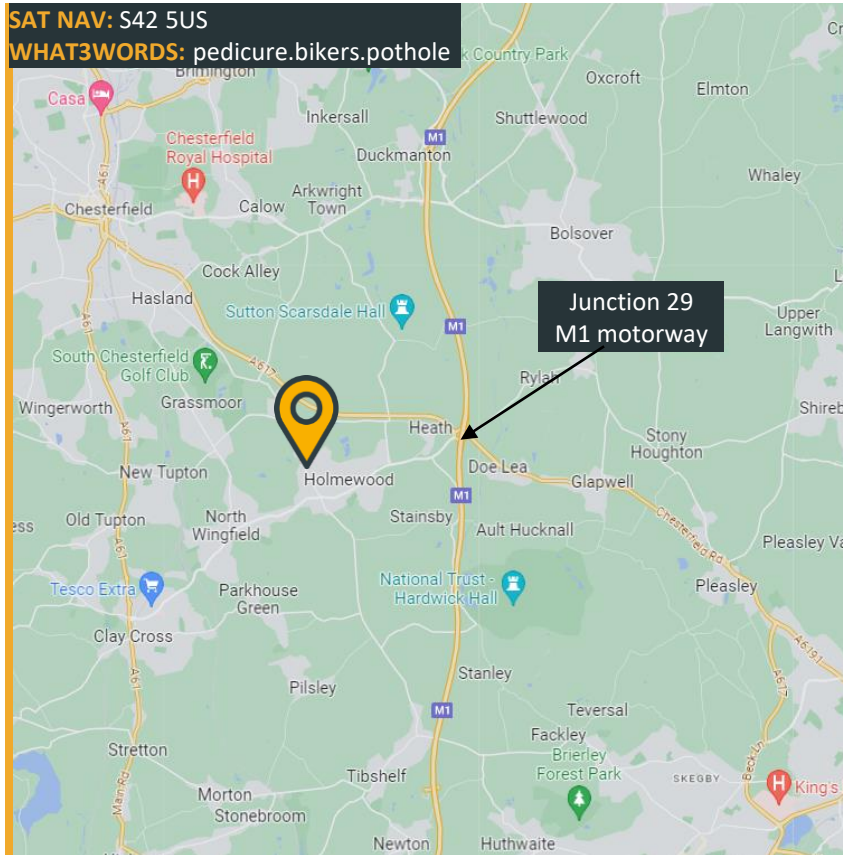
An estate charge is payable. Please contact the agents for further information.

EPC

The property has an Energy Performance Certificate rating of B(49). A copy of the Energy Performance Certificate is available upon request.

SAT NAV: S42 5US

WHAT3WORDS: pedicure.bikers.pothole



Rent

The property is available to let on new lease terms for a period of 3 to 5 years from June 2024 at a rent of:-

£60,000 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

08/04/2024