



Unit 18, Napier Court, Barlborough, Chesterfield  
S43 4PZ

# Unit 18, Napier Court

Barlborough, Chesterfield, S43 4PZ



## Agreement

To Let



## Detail

Offices



## Rent

£31,000 pax



## Size

205.9 sq m (2,216 sq ft)



## Location

Chesterfield, S43 4PZ



## Property ID

751.1236785

**For Viewing & All Other Enquiries Please Contact:**

**Paul Oddy**

BSc (Hons)

Director

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## Property

The available premises comprise of a semi-detached two storey office and provides modern, well-kept offices of B1 Office use. The accommodation provides open plan working areas with the ability to create cellular office space and/or meeting/breakout areas if required. The property benefits from an entrance hall with WC facilities and kitchen on the ground floor level.

The units on the estate are all self-contained two storey properties of brick and elevations under tiled pitched roofs built in the mid 2000's. The specification of the subject property includes:-

- Double glazed UPVC windows
- Suspended ceilings
- 10 allocated car spaces
- LED lighting
- Air conditioning

## Energy Performance Certificate

Rating: B(43)

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Office/Storage	92.5	996
Kitchen, Reception and WC's	-	-
First Floor		
Offices	112.3	1,220
Total NIA	205.9	2,216

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. Heating in the unit is via air conditioning units. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Bolsover District Council  
**Description:** Offices and Premises  
**Rateable value:** £21,750 from 1 April 2023  
£24,000 from 1 April 2026  
**UBR:** 0.546  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available To Let as a whole by way of a new full repairing and insuring lease on a term of 3, 6 or 9 years or multiples thereof.

## Rent

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### **£31,000 per annum exclusive**

Rent incentives may be available, subject to the length of lease term.

## VAT

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We understand that VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

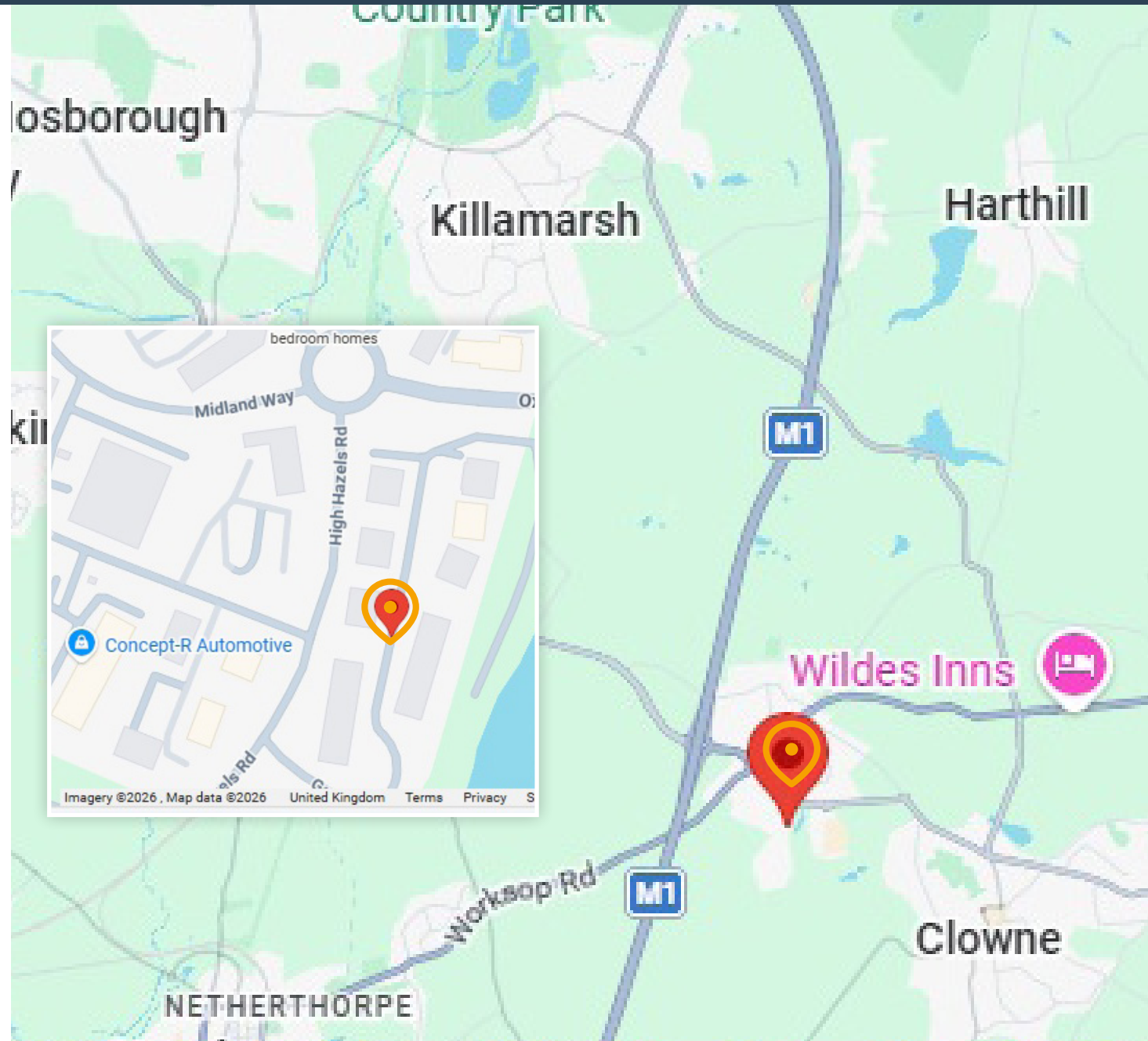
## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Napier Court is located less than 1 mile from Junction 30 of the M1 Motorway providing excellent access and transport links. Situated between Chesterfield (8 miles) and Sheffield (10 miles) the site offers a wealth of neighbouring businesses in the vibrant Barlborough Links Business Park Development, The subject property enjoys frontage into the landscaped site, with the rear elevation benefiting from visibility from the approach to the site along High Hazels Road.





Google Maps



