

# Midland Court Central Park Barlborough Derbyshire S43 4XA

Offices To Let 1,766 to 11,832 Sq Ft



## DESCRIPTION

The property was built in 2001 and comprises a modern, predominantly two-storey, office building of traditional appearance with brick elevations under a slate covered pitched roof. The majority of the accommodation is arranged in two wings of open plan office areas to either side of the main entrance and reception. There are 119 car parking spaces providing an excellent ratio of approximately 6 spaces per 1,000 square feet.

## LOCATION

Barlborough Links is a strategically located business Park at Junction 30 of the M1. The property is situated in a prominent position close to the entrance to the business park. There is an excellent range of local facilities in close proximity including;

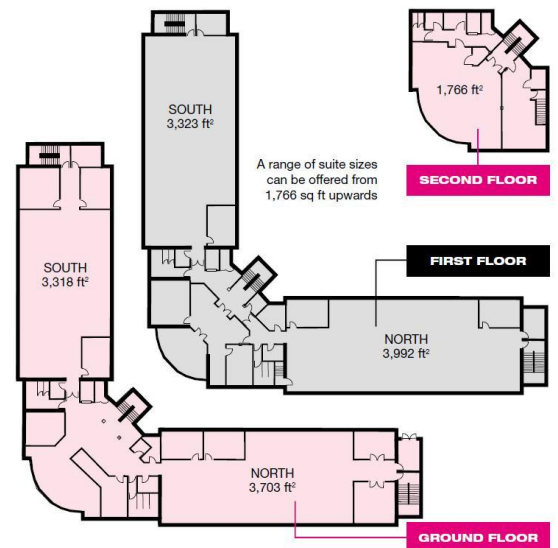
- Ibis Hotel
- Public House
- Mcdonalds Restaurant
- Treetops Children's Nursery
- Spar Convenience Store
- Dobbies Garden Centre

The mainline railway stations of Chesterfield and Doncaster are in close proximity.



## ACCOMMODATION

Description	Sale Type	Sq Ft	Sq M
Ground Floor North Wing	To Let	3,703	344
<b>Ground Floor South Wing</b>	<b>NOW LET</b>		
Ground Floor Central Area	To Let	1,712	159
<b>First Floor North Wing</b>	<b>NOW LET</b>		
First Floor South Wing	To Let	3,323	308.7
First Floor Central Area	To Let	1,328	123.4
Second Floor	To Let	1,766	164.1
<b>TOTAL</b>	<b>To Let</b>	<b>11,832</b>	<b>1,099.2</b>



## SPECIFICATION

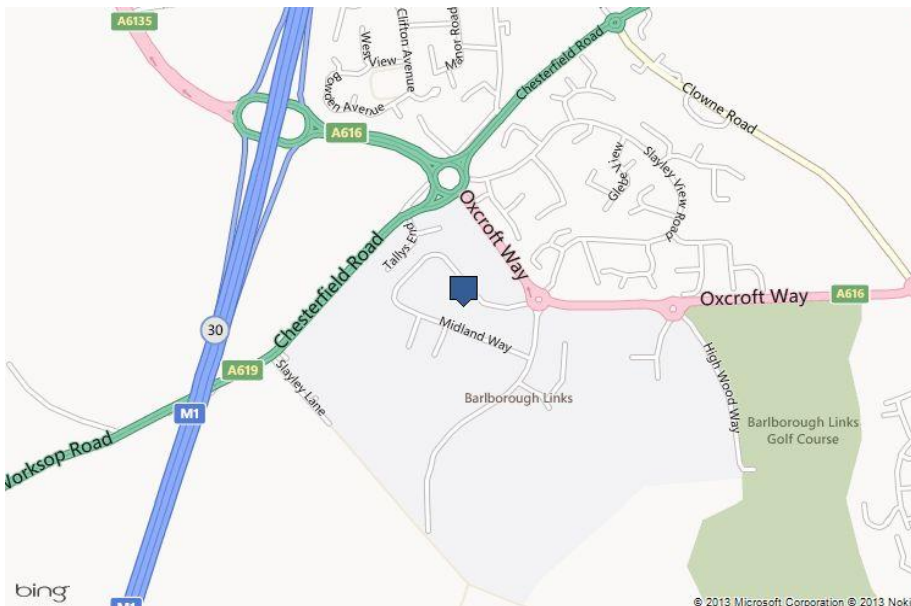
- Raised access floors
- Suspended ceilings
- Comfort cooling
- Passenger lift

Year of construction (approx): **2001**

## TERMS

Subleases to June 2016. Rateable value: **£237,000**

## LOCATION MAP



## Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**67** This is how energy efficient the building is.

## AGENTS

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