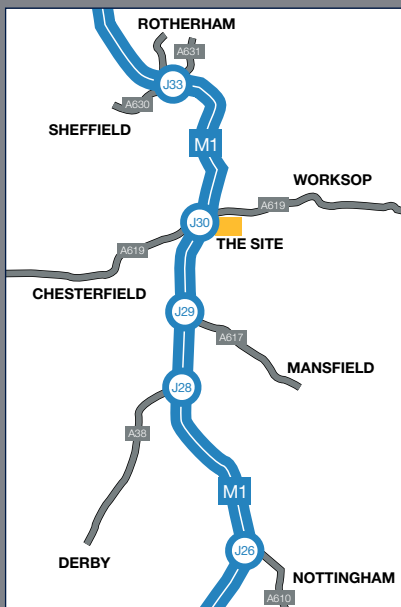


New Office & Business Units For Sale/To Let

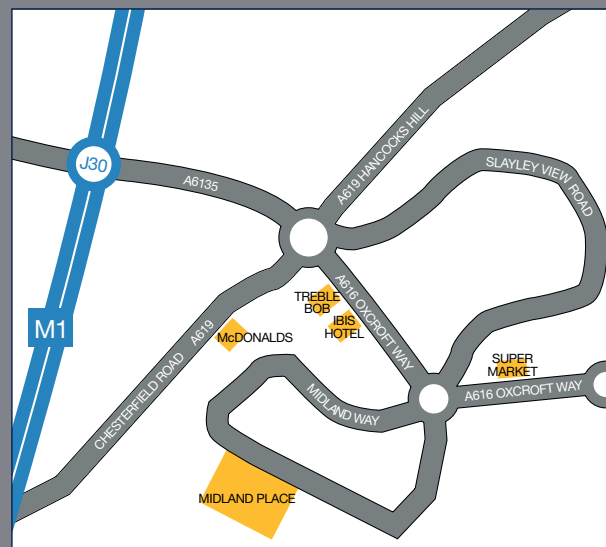
3,510 sq.ft (326 sq.m) to 4,011 sq.ft (373 sq.m)



Aerial shot



Location Maps



LOCATION

Midland Place forms part of the 300 acre Barlborough Links development situated adjacent to Junction 30 of the M1 Motorway.

Sheffield is 11 miles to the North, Bolsover 6 miles to the South, Chesterfield 8 miles to the West and Nottingham 26 miles to the South.

Barlborough Links is an established business location benefiting from excellent communications both North and South via the M1 Motorway, North West by the M62, West by the A50 and M42 and east via the M18 / A1M and M62.

Mainline rail services are available from Sheffield, Chesterfield and Retford.

Well known companies situated at Barlborough include Banks Group, Tesco, Lynx Technology, North County Homes, Bolsover Cruise Club.

Facilities in the area include Ibis Hotel, McDonalds restaurant and Tom Cobleigh public house.

JUNC 30 M1

MIDLAND PLACE, BARLBOROUGH LINKS



An example of a business unit



An example of an office unit

The development comprises one office and six business units built to a high specification with allocated car parking.

- 30 minutes
- 20 minutes
- 5 minutes
- on-site
- on-site
- on-site



For all enquiries please contact Rebecca Schofield



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PRIORITY SITES



PRIORITY SITES

OFFICE UNIT ACCOMMODATION

Unit	Net	GROUND FLOOR		FIRST FLOOR		TOTAL		CAR PARKING
		Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	
3	Net	1,670.5	155.2	1,713.5	159.2	3,384	314.4	15+1 disabled

*All dimensions are approximate.



BUSINESS ACCOMMODATION

UNIT		Sq.ft.*	Sq.m.*	CAR PARKING
1A	Gross	4,011	373	10+1 disabled
1B	Gross	4,011	373	10+1 disabled
1C	Gross	4,011	373	10+1 disabled
2A	Gross	3,510	326	9+1 disabled
2B	Gross	3,510	326	9+1 disabled
2C	Gross	3,510	326	9+1 disabled

*All dimensions are approximate.



Indicative

OFFICE UNITS

SPECIFICATION

- WC facilities
- Dedicated car parking
- Fully carpeted
- Platform lift
- Internal window shutters to the ground floor
- BREEAM rating – very good
- Comfort cooling
- Kitchenette
- Fire alarm

TERMS & AVAILABILITY

The units are available for sale by way of a 999 year lease or available to rent by way of a full repairing and insuring lease.

PLANNING

Planning permission has been obtained for B1 (Business Use).

LEGAL COSTS

Each party to bear their own legal costs in the transaction. VAT will be charged at the prevailing rate.

BUSINESS SUPPORT

Companies moving into the units may qualify for grant assistance. More information is available from EMDA www.emda.org.uk/sfi or call 0115 9888300.

VIEWING

Strictly by appointments with sole agents Knight Frank LLP.



Indicative

BUSINESS UNITS

SPECIFICATION

BREEAM RATING – very good.

Assembly area (ground floor)

- Ground floor loading 30KN/m2
- Lighting
- Electrically operated roller shutter door (2.9m height)
- Connections to all mains services
- WC facilities including disabled
- Clear height of 3m
- Internal concertina security shutters

Office area (first floor)

- Fully heated and carpeted
- Suspended ceiling
- Category II lighting
- WC facilities
- Kitchenette
- Perimeter trunking
- Platform lift
- Comfort cooling

TERMS & AVAILABILITY

The units are available for sale by way of a 999 year lease or to rent by way of a full repairing and insuring lease.

PLANNING

Planning permission has been obtained for B1 (Business Use) and B8 (Warehouse and Distribution Uses).

LEGAL COSTS

Each party to bear their own legal costs in the transaction. VAT will be charged at the prevailing rate.

BUSINESS SUPPORT

Companies moving into the units may qualify for grant assistance. More information is available from EMDA www.emda.org.uk/sfi or call 0115 9888300.

VIEWING

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Artists impression



Artists impression

