

**TO LET (sub-let)**

# **1 MIDLAND WAY, BARLBOROUGH, CHESTERFIELD S43 4XA**

**High Specification Office / Hybrid Unit**

**23,325 sq. ft. (2,167 sq. m)**



## Location

The Property is situated in a prominent position within Barlborough Links Business Park at J30 of the M1. The Property benefits from being located on a highly visible plot, fronting Midland Way, close to the entrance of the business park off Chesterfield Road.

The Property has excellent access to the M1 with J30 circa half a mile away providing access to the wider motorway network. This accessible location provides good access to major surrounding cities and towns including Sheffield, Chesterfield, Mansfield and Nottingham.

Within the wider estate occupiers include BT, Biffa and Xbite with a McDonalds, Costa Coffee, Ibis Hotel and Instavolt EV charging points close by.

## Description

Built in circa 2001 the property comprises a self contained two storey modern hybrid office and industrial unit.

The property benefits from a double height entrance foyer and reception with lift access up to the first floor office space.

The office space includes a mixture of open plan areas as well as meeting rooms and smaller offices with air conditioning throughout.

Lab space is located on the ground floor and can be retained as such or easily converted back into a more traditional office space configuration.

The industrial/warehouse area of the property benefits from two roller shutter loading doors as well as scope for additional space to be created with the installation of a mezzanine.

Externally there is ample private parking with a gated and secure service yard to the year.



## Accommodation

	Sq. Ft.	Sq. M.
Warehouse (GF)	9,881	918
Office and Labs (GF)	6,824	634
Office Space (FF)	6,620	615







## Services

It is understood that the property is connected to mains three phase electricity, water, drainage and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries.

## EPC

Available upon request

## Rateable Value

The property has a current rateable value of £119,000

## Tenure

The property is currently held under a FRI lease expiring 14<sup>th</sup> June 2026.

## Rent

Current rent is £165,000 per annum. There is an outstanding rent review that is in the process of being concluded.

## Legal fees

Each party are to be responsible for their own legal and professional fees.

## Viewings and further information

For an appointment to view or for further information please contact the marketing agents:

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Details updated September 2023  
SUBJECT TO CONTRACT





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