

NAPIER COURT OFFICE VILLAGE

BARLBOROUGH LINKS
JUNCTION 30 M1

OFFICES TO LET

330 - 2,575 sq ft

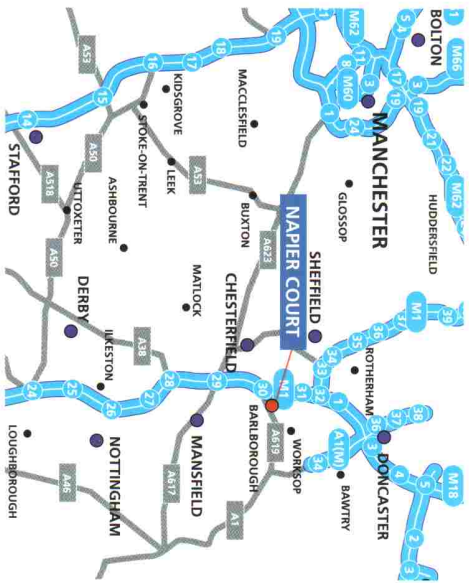
SELF CONTAINED OFFICE UNITS

ATTRACTIVE COURTYARD ENVIRONMENT



- ⊖ High specification offices
- ⊖ On site car parking

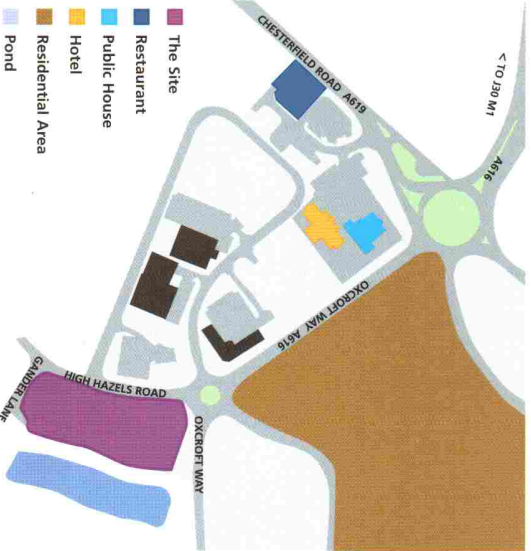
- ⊖ Flexible lease options
- ⊖ Inclusive rents available



LOCATION

Barlborough Links is located approximately 1/2 mile to the south west of junction 30 on the M1 Motorway, via the A616 Oxcroft Way. Chesterfield is approximately 9 miles to the west of the development, with Worksop approximately 8 miles to the east and Sheffield 17 miles to the north west.

There are a number of local amenities in close proximity to the development, including a hotel, public house, restaurant and golf course.



- The Site
- Restaurant
- Public House
- Hotel
- Residential Area
- Pond

DESCRIPTION

The office village units form part of the larger Barlborough Links development. The office village units provide high quality accommodation in self contained units of 1,980 to 2,575 sq ft (184 to 239 sq m), or split units of 330 to 920 sq ft (31 to 85 sq m).

The office village is designed to provide space, with leasing options being focused on maximum flexibility. On site car parking is also provided at a generous ratio.

SPECIFICATION

Each office is finished to a high specification to include the following:

- Suspended Ceilings
- Perimeter Trunking
- Double Glazing
- Carpeted Throughout
- Fitted Kitchen
- Fire and Burglar Alarms

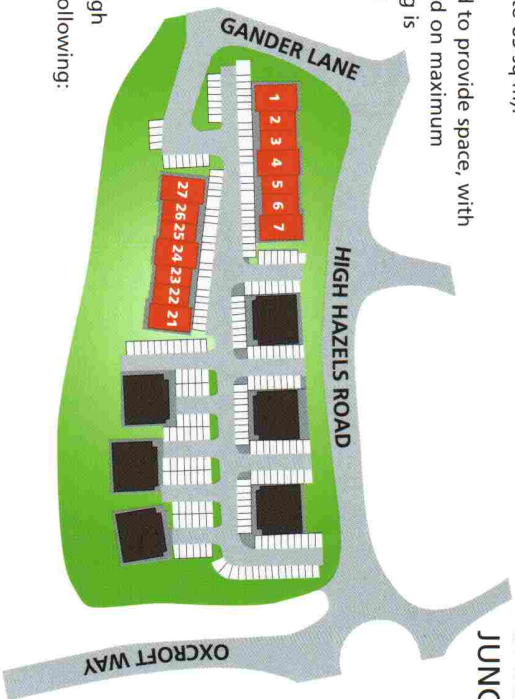
LEASE TERMS

Leases will be contracted out of the Landlord and Tenant Act 1954, unless by arrangement, and rents can be inclusive of rent, plot and estate service charges and building insurance.

For units of 1,000 sq ft or less, the cost of electricity, heating and water can be included within the rent. Leases are available from 12 months upwards.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.



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UNITS/CAR SPACES

Unit	sq.m	Car Spaces
330	30.66	2
570	52.95	2
740	68.75	3
920	85.47	4
1,980	183.95	7
2,150	199.74	8
2,575	239.23	9

VAT

Any figures quoted are exclusive of, but will be liable to VAT.

VIEWING

Strictly by appointment with Frogmore Northern, and their appointed agents.

ALL ENQUIRIES:



**FROGMORE
NORTHERN LIMITED**



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