

Chesterfield

Napier Court

Gander Lane

Barlborough Links

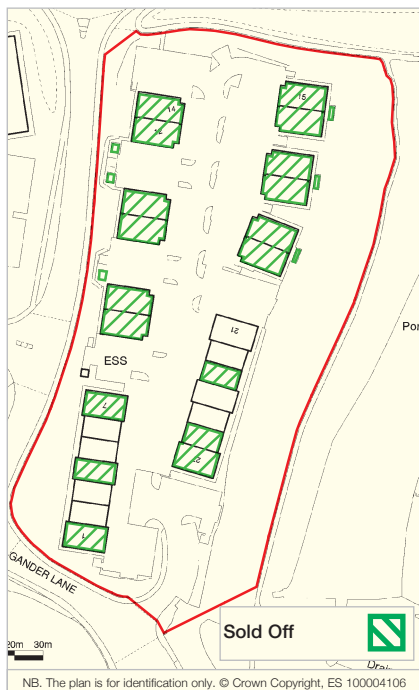
Derbyshire

S43 4PZ

- **Freehold Business Park Office Investment**
- Business park located off M1 Motorway (Junction 30)
- Comprising eight modern self-contained offices
- Let to ten existing tenants
- Reversions from 2017
- Total Current Rents Reserved

£131,727 pa
Rising to £132,297
per annum in August
2017

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Chesterfield is a market town located 10 miles south of Sheffield and 27 miles north of Derby. The town has excellent road communications via the A61 and the A619. The town also benefits from regular rail services to Manchester, Birmingham and London St Pancras. Barlborough Links is an established business park located adjacent to the M1 Motorway (Junction 30).

The property is situated in the heart of the Park, off High Hazels Road less than 1 mile from the motorway junction.

Occupiers close by include Tesco, BT, Greencore Group and Vesuvius, amongst others, together with an Ibis Hotel and Harvester.

Description

The property comprises eight office buildings, which form part of two facing terraces, which are situated at the entrance to Napier Court and are arranged on ground and first floors and have separate kitchens and WCs, double glazing, heating, suspended ceilings and on-site allocated parking.

There are a further 18 units on the estate which have been sold off freehold.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor T Cressey Esq, JMW Solicitors. Tel: 0161 828 8380 e-mail: tom.cressey@jmw.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2 and 3	UK Search Ltd	Ground Floor 306.94 sq m (3,304 sq ft)	3 years from 25.03.2015 FR & I by way of service charge	£52,000 p.a.	Reversion 2018
5A	MPC Systems (North) Ltd	Ground Floor 68.37 sq m (736 sq ft)	10 years from 20.09.2016 Rent review and tenant's option to break in the 5th year FR & I by way of service charge	£7,360 p.a. (1)	Rent Review 2021
5B and 5C	McCrory Ltd	First Floor 81.84 sq m (881 sq ft)	1 year from 10.08.2016 FR & I by way of service charge	£7,500 p.a.	Reversion 2017
6A	MP Chetwynd (t/a Libmos)	Ground Floor 68.37 sq m (736 sq ft)	3 years from 01.07.2016 FR & I by way of service charge	£11,500 p.a.	Reversion 2019
6B	PTC Alliance (UK) Ltd	First Floor 52.95 sq m (570 sq ft)	3 years from 10.01.2015 FR & I by way of service charge	£7,500 p.a.	Reversion 2018
6C	Prime Accounts Ltd	First Floor 28.80 sq m (310 sq ft)	2.5 years from 15.06.2016 FR & I by way of service charge	£3,600 p.a.	Reversion 2018
21A	Rubies Masquerade Co (UK) Ltd	Ground Floor 93.18 sq m (1,003 sq ft)	3 years from 01.11.2015 FR & I by way of service charge	£12,837 p.a.	Reversion 2017
21B	Rubies Masquerade Co (UK) Ltd	First Floor 110.74 sq m (1,192 sq ft)	2 years from 01.09.2015 FR & I by way of service charge	£12,000 p.a.	Reversion 2017
22	P Crown	Ground Floor	999 years from 01.03.2017	£200 p.a.	Reversion 3016
24	Footprints Accountancy Ltd	Ground Floor	999 years from 15.05.2017	£200 p.a.	Reversion 3016
25A	Mortgage First Ltd	Ground Floor 68.28 sq m (735 sq ft)	3 years from 04.04.2016 FR & I by way of service charge	£7,400 p.a.	
25B	C21 Creative Solutions Ltd	First Floor 52.86 sq m (569 sq ft)	3 years from 19.08.2015 FR & I by way of service charge	£5,130 p.a. Rising to £5,700 p.a. on 19.08.2017	Reversion 2018
25C	JPS Projects	First Floor 29.26 sq m (315 sq ft)	1 year from 09.11.2016 FR & I by way of service charge	£4,500 p.a.	Reversion 2017
		Total 961.61 sq m (10,351 sq ft)	Total £131,727 p.a.		

(1) The tenants pay half rent during the first year of the term which the Vendors will top up from completion to the expiry of the half rent period, such that the buyer in effect receives £7,360 per annum from completion.