

## New high-quality detached office building with car parking and easy access to Junction 29 of the M1 Motorway

430m<sup>2</sup>  
(4,622ft<sup>2</sup>)

- New two storey detached office building
- Under construction with practical completion estimated Q1 2025
- On site parking for 14 cars
- Can be split on a floor by floor basis
- Available on new lease terms
- Rent £60,000 per annum exclusive



South Elevation



West Elevation

**TO LET**



Location



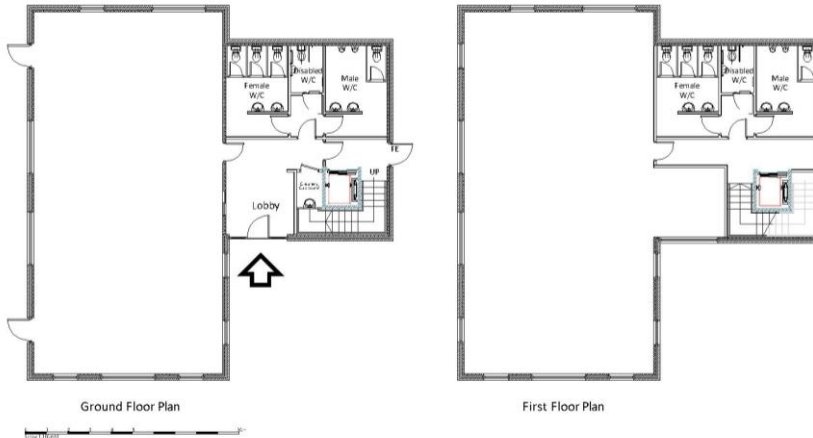
Gallery



Contact



Indicative floor plans:



## Accommodation

The property provides the following approximate net internal floor area:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground floor	215	2,311
First floor	215	2,311
<b>Total</b>	<b>430</b>	<b>4,622</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract.)

## Business Rates

The premises will need to be assessed for business rates upon completion, a guide is available from the agents upon request.

## Service Charge

A normal service charge will be payable by each occupier to provide a proportionate contribution towards the upkeep and maintenance of the common areas of the estate.

## Timing

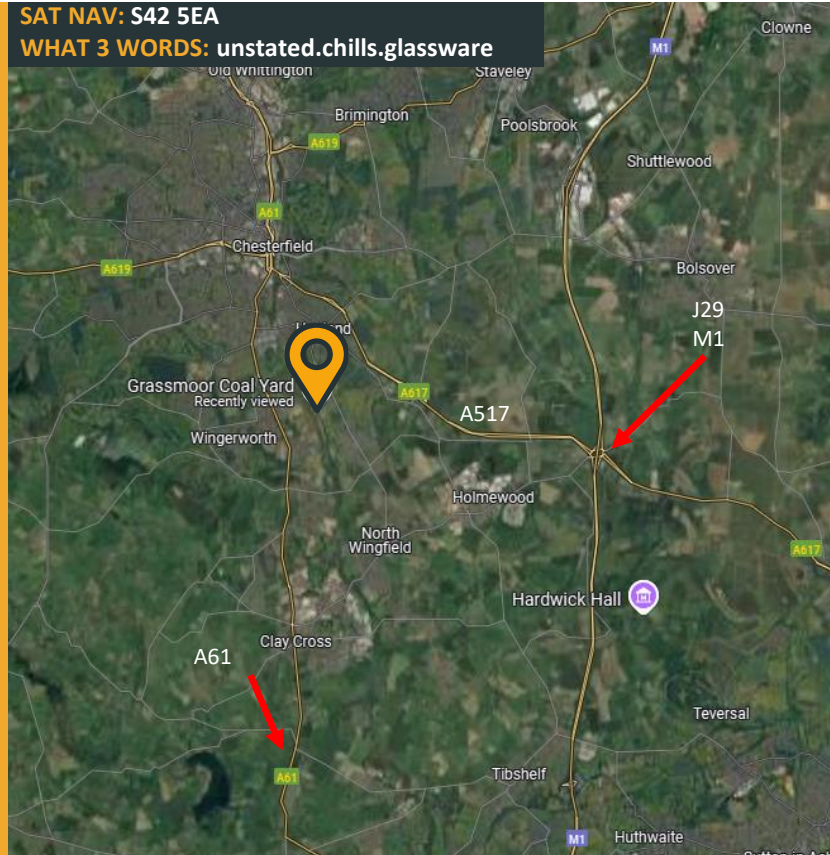
The first phase is currently under construction and will be available for occupation in Q1 2025.

## Energy Performance Certificate

An EPC will be prepared upon completion of the proposed development.

**SAT NAV: S42 5EA**

**WHAT 3 WORDS: unstated.chills.glassware**



## Rent

The property is available to let on new lease terms at a rent of:-

**£60,000 per annum exclusive**

## VAT

VAT will be payable upon the rent at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.