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To Let



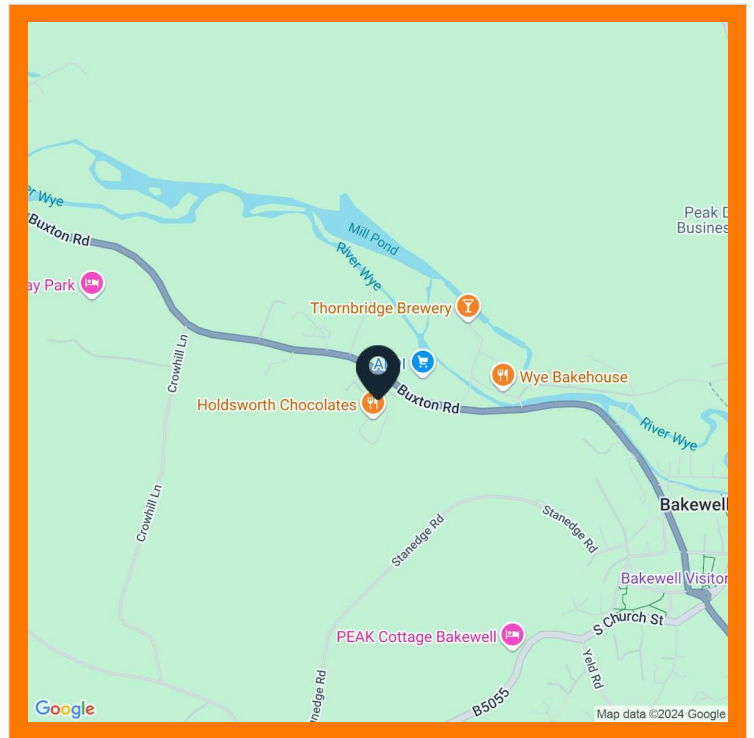
Good quality warehouse / workshop with ancillary accommodation located in Bakewell, Derbyshire
£50,636 per annum plus VAT

Unit 11 Deepdale Business Park, Buxton Road,
Bakewell, DE45 1GT

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- High quality business space: warehouse / workshop with offices & ancillary accommodation
- Located a short distance from Bakewell town centre
- Attractive location in the heart of the Peak District
- Generous parking and loading area
- Available by way of an assignment



Description

The property is of steel framed construction with stone and steel panel cladding. The property provides high quality business space, and internally includes a front reception, office, kitchenette and WC facilities, and rear warehouse. The property is currently configured to provide a production area that has been partitioned with side ancillary areas, however the space could be adapted to suit an incoming tenant (subject to the usual consents). There is further storage to the mezzanine level. The property would be ideal for another similar food producer (currently utilised by a Chocolate maker).

The property benefits from a roller shutter door (electronically operated) to the rear elevation. The roller shutter door is 3.30m width and 3.88m height. There are approximately 5 spaces to the front and further parking to the rear (approximately 10-12 space).

Location

The property is located within Deepdale Business Park, which is approximately 0.5 mile from Bakewell town centre. Bakewell is an attractive location within the Peak District. The location benefits from excellent links to nearby regional centres including Sheffield, Buxton, Matlock and Chesterfield.

Within Deepdale Business Park there are a mixture of office and light industrial occupiers, including NFU Mutual, Rutlands, Peak Ecology, and various other occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Offices / Ancillary Accommodation	5,155	478.92
Mezzanine - Storage	1,350	125.42
Total	6,505	604.34

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: he Chocolate Factory Unit 11, Deepdale Business Park, Ashford Road, Bakewell, DE45 1GT
Description: Warehouse and premises
Rateable Value: £31,750

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available by way of assignment at a current rent passing of £50,636 per annum (we understand VAT is payable). The lease is for a term of 15 years from 14th February 2014, expiring 13th February 2029.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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