

TO LET.

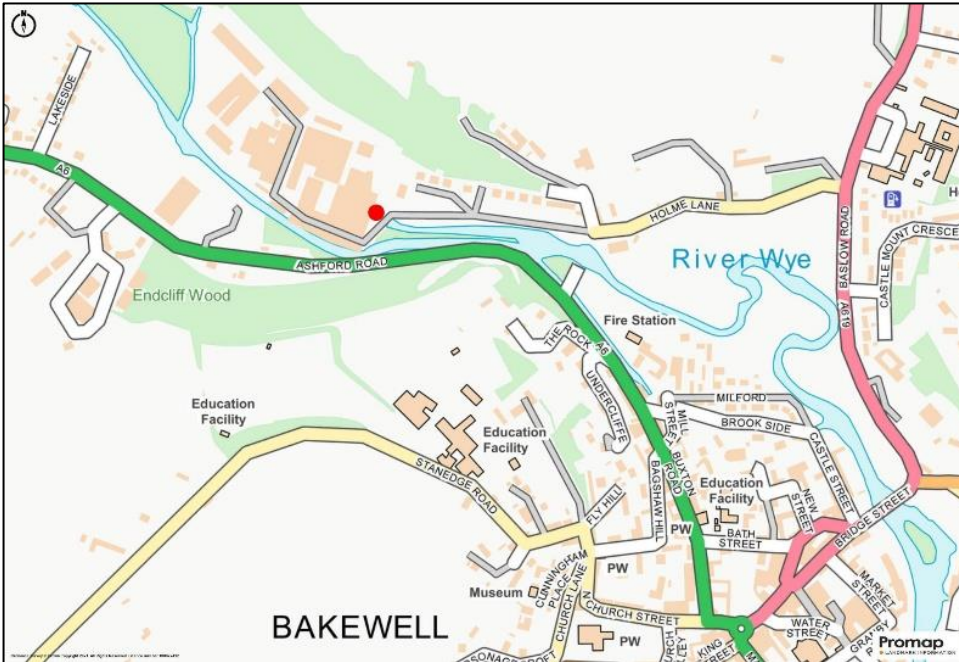


High Quality Modern Business Unit - 3,402 Sq Ft - Immediately Available.

Riverside Business Park, Buxton Road, Bakewell, DE45 1GS.

Location.

The subject property is situated within Riverside Business Park, Bakewell. This is a multi-user commercial business park located in an enviable position on the outskirts of Bakewell. The site is located directly off the A6 (Buxton Road) providing access to surrounding towns and the wider area. The property benefits from being within a 7 minute walk to public transport links and the amenities of Bakewell.



Description.

The premises comprise of modern business units of steel portal framed roof construction. Unit F1-2 is a shell specification unit with part-first floor mezzanine, roller shutter access, WC and kitchenette. Unit F8-9 is a fully fitted unit which benefits from lighting, roller shutter access, WC and kitchenette but does not have a mezzanine. The units benefit from a shared parking area and good sized shared loading yard to the rear.

Accommodation.

We have been provided with Gross Internal Area measurements for the site as follows:-.

Description	Sq M	Sq Ft
UNIT F1-2		
Ground Floor Warehouse	236.43	2,545
Mezzanine	79.61	857
Total	316.04	3,402

Terms.

The property is available to let on a new lease at a quoting rent of £12.00 per sq. ft per annum exclusive.

Legal Costs.

Each party to bear their own legal costs incurred in any transaction.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable..



Contact.



For further information, or to arrange a viewing, please contact Peter Whiteley at Knight Frank, or our Joint Agent CPP.

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Particulars dated October 2024. Photographs dated October 2024.

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