

Hazel Court

Barlborough Links, Chesterfield, Jct 30 M1



OFFICE PARK



A joint venture with:



FOR SALE/TO LET

Two storey self contained office buildings
from **1,528 ft² (141 m²)** to **6,168 ft² (573 m²)**




Making work
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We offer our customers flexible lease terms to suit their needs and 'finances'.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.

A handwritten signature in black ink, reading "Simon Houlston", written over a horizontal line.

Simon Houlston
Chairman of Business Homes

...Impressive...





'Impress your clients,
impress your staff with...'



Your own branding on a new self contained building
with free designated parking.



Your own front door providing a light and airy,
contemporary entrance.



State of the art telecommunications available.



'Flexible working space
designed for your operational
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.



Free space planning service available.





...Flexible...



...Comfortable...



'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning an optional extra (comfort cooling/conditioning).



WC and kitchen on each floor.
Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.



...Secure...



‘Providing a secure working environment for your business and staff’

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier’s expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.



Buy or rent
(it's your future)...





'A choice of Tenureships to suit you and your businesses needs'

Freehold:

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold:

- Length of lease and terms to suit your business needs.

Quoting Prices:

- Price and rental figures available on application.

VAT:

- VAT will be charged on rent and sale prices.

Warranties:

- 12 years Design Build Warranty is provided by the Contractor, supported by 12 year Warranties from the Architects and Engineers.





Schedule of accommodation

Building	Ft ²	M ²	Car Parking	Typical Occupation Numbers
1	6,168	573	24	50-70
2	5,189	486	20	35-60
3	4,157	386	16	25-55
4	3,057	284	12	20-40
5	3,057	284	12	20-40

Each building has the potential to be spilt on a floor by floor basis with suites from 1,528 ft² (141m²).



Floor plans

3,000 ft² floor size

Ground Floor

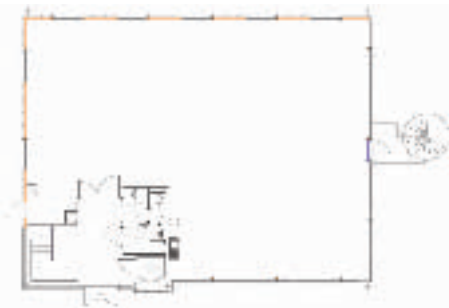


First Floor - Fit out



4,000 ft² floor size

Ground Floor



First Floor - Fit out



5,000 ft² floor size

Ground Floor

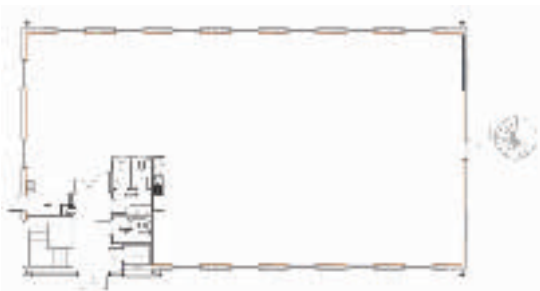


First Floor - Fit out

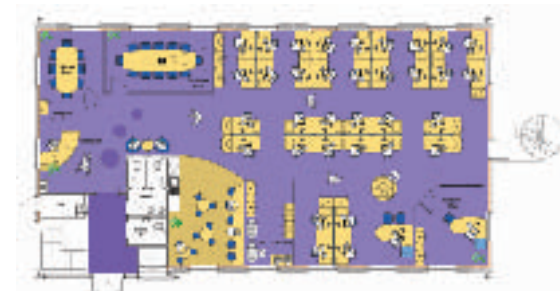


6,000 ft² floor size

Ground Floor



First Floor - Fit out



NB: The above floor plans are indicative and individual buildings vary between sites and between buildings





comes to...

Hazel Court

Barlborough Links,
Chesterfield, Jct 30 M1

TO NOTTINGHAM





JCT 30

MI

The ideal location...

MCDONALDS

TREBLE BOB PUB

IBIS HOTEL

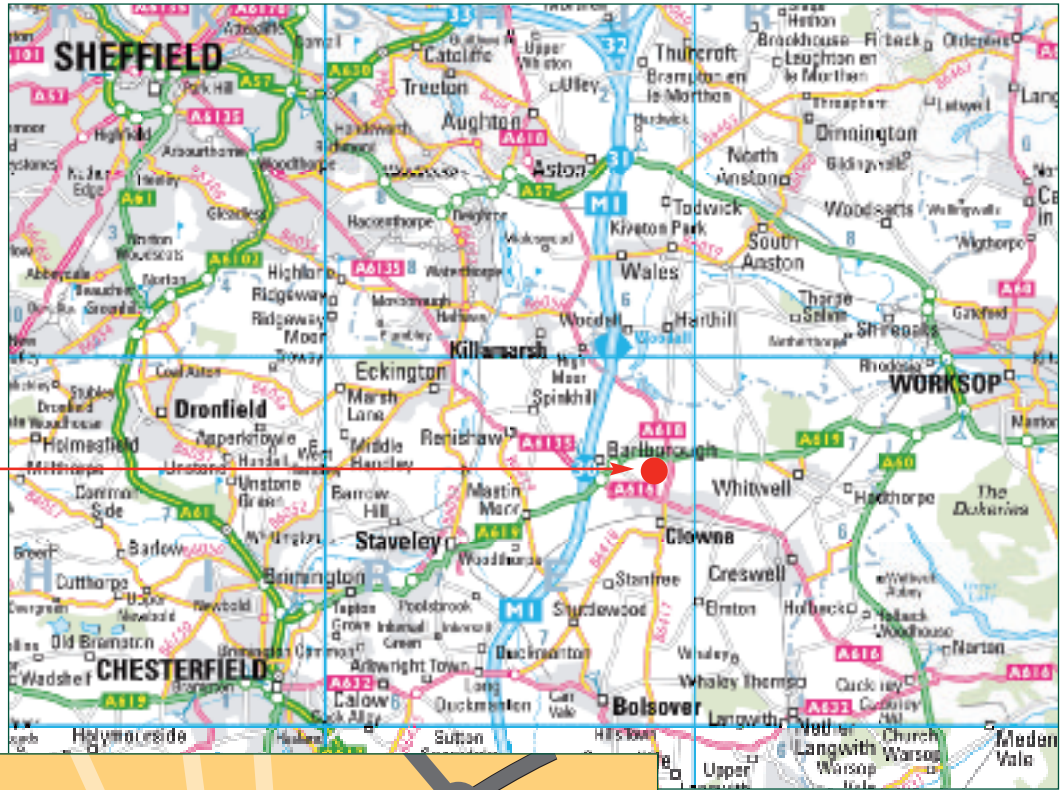
YEOMANS

LYNX

TO LOCAL SHOPS /
NURSERY



The place to be...



Amenities

- 1 McDonalds
- 2 Yeomans
- 3 Treble Bob Pub
- 4 Ibis Hotel
- 5 Vesuvius
- 6 Golf Course
- 7 Local Shops
- 8 Nursery



Location

- The site is located just off Junction 30 of the M1 motorway.
- Hazel Court is now a well established mixed development site comprising 48 acres of residential and 90 acres of business/commercial space.
- The site provides easy access to Sheffield, Chesterfield, Doncaster and Nottingham together with the national motorway network.
- Main line train services available from Sheffield, Chesterfield and Retford.
- The site provides amenities including a hotel, pub, fast-food outlet, and a golf course and driving range, local shops, nursery etc.

Distances (approx)

	Distance	Drive Time
Sheffield	18 miles	25 minutes
Chesterfield	8 miles	12 minutes
Doncaster	22 miles	30 minutes
Nottingham	29 miles	49 minutes
Rotherham	14 miles	21 minutes
Derby	31 miles	43 minutes

Sat Nav Reference: S43 4WN



ALSO DEVELOPING AT...

Scotland

Aberdeen
Dunfermline
East Kilbride
East Lothian
Edinburgh
Glasgow (Airport)

North

Chester
Chesterfield
Doncaster (Airport)
Knaresborough, Harrogate
Leeds City Centre
Leeds Thorpe Park
Liverpool (Airport)
Newcastle
Manchester
Stockport

Midlands

Birmingham
Coventry
Swindon

South

Crawley
Elstree
Luton
Southampton
Stevenage
Stokenchurch
Winnersh
Wokingham

BUSINESS HOMES

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