

TO LET.

Modern first floor office accommodation with Good Links to Junction 31 of the M1.



20 Station Road, Clowne, Chesterfield, S43 4PE.

First floor office suite extending to approximately 2,711 sq ft – Available immediately.

Location.

The subject premises are located off Station Road within the Clowne area of Chesterfield. Station Road links to North Road (B6417) & subsequently to Barlborough Road/Oxcroft Way (A616) which in turn provides a direct link to Junction 30 of the M1 Motorway, approx. 2 miles to the North West of the premises. Junction 29A of the M1 Motorway is also located approx. 5.4 miles to the South West of the premises. Chesterfield Town Centre is situated approx. 8.6 miles to the South West. The property also benefits from good public transport links, with the Station Road bus stop directly outside the building and Creswell Station approx. 2.7 miles away.

The surrounding area is home to notable occupiers such as City Services Group, Sidetracker Engineering, Capital Refractories, UK Flag Company and Penny Engineering to name a few.

Description.

The available accommodation comprises a modern self-contained first floor office suite, which is situated within a detached two storey office building. The office building forms part of a wider commercial site which is occupied by City Services Group.

The property is finished to a specification to include the following:

- Self-contained first floor office
- Shared ground floor reception / entrance area
- Staircase access to first floor
- LED lighting throughout
- Suspended ceilings & carpeted flooring
- Gas fired central heating
- Perimeter trunking and raised access flooring
- Partitioned meeting rooms
- W/C facilities within the office suite and kitchenette
- Approximately 10 spaces available in the car park directly outside the building
- Secure gated site

Subject to Contract.



Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
First Floor Office	251.86	2,711
Total	251.86	2,711

Quoting Rent.

The quoting rent is £9.00 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of B46.

Due Diligence.

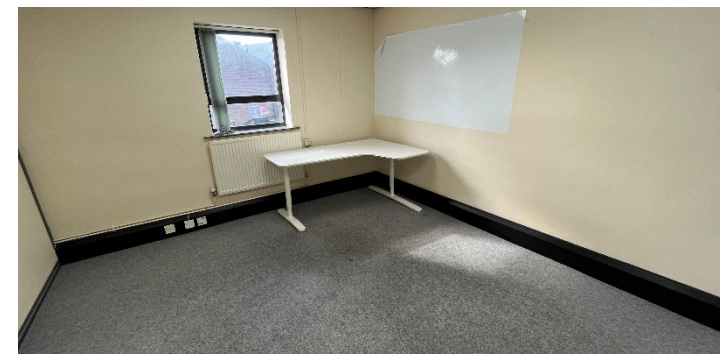
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.

For further information, or to arrange a viewing, please contact the Joint Agents:

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Particulars dated September 2024. Photographs dated August 2024.

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