

TO LET.

Modern office suites set within Ashgate Manor Medical Centre in Chesterfield Town Centre.



Offices at Ashgate Manor Medical Centre, Ashgate Road, Chesterfield, S40 4AA.

Modern first floor and second floor office suites ranging from 1,335 – 6,986 sq ft – Available immediately.

Location.

The property is located on the south side of Saltergate at the junction with Foljambe Road/Compton Street in the centre of Chesterfield. Chesterfield is a market town in the borough of Derbyshire, 24 miles north of Derby and 19 miles South of Sheffield. All of the usual facilities are readily available.

Description.

The property comprises three office suites on the first and second floors within a purpose-built medical centre. The medical centre is fitted out to a high standard throughout and does include disabled access and communal WC facilities.

The office suites are finished to the following specification:

- Open plan office suites
- Suspended ceilings with lighting throughout
- Carpeted floors
- Comfort cooling and heating throughout
- Trunking throughout
- Office furniture within the suites available should this be required
- Accessed via the main medical centre reception
- Staircase and lift access to offices
- Ample parking available within on site car park

Further information regarding the fit out and condition as well as photos can be provided upon request.



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Part First Floor Suite	124.02	1,335
Part First Floor Suite	162.58	1,750
Second Floor Suite	610.35	6,570
Total	896.95	9,655

Quoting Rent.

Quoting rents available upon application.

Terms.

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

Service Charge.

A service charge will be levied to cover the maintenance of the common areas of the building and will be recharged on an apportioned basis as will the building insurance cost.

Rateable Value.

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

EPC.

The suites have the following EPC Ratings:

Part First Floor Suites: B32
Second Floor Suite: A24

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 joint agents Knight Frank and WT Gunson:.

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Particulars dated September 2025. Photographs dated June 2025.

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