wtgunson

commercial property consultants

# TO LET




## OFFICE SUITES WITHIN PURPOSE BUILT MEDICAL CENTRE

114.36m² (1,231ft²) - 588.80m² (6,338ft²)

ASHGATE MANOR MEDICAL CENTRE
ASHGATE ROAD
CHESTERFIELD
S40 4AA

- Fitted to a high standard
- Premises with communal facilities

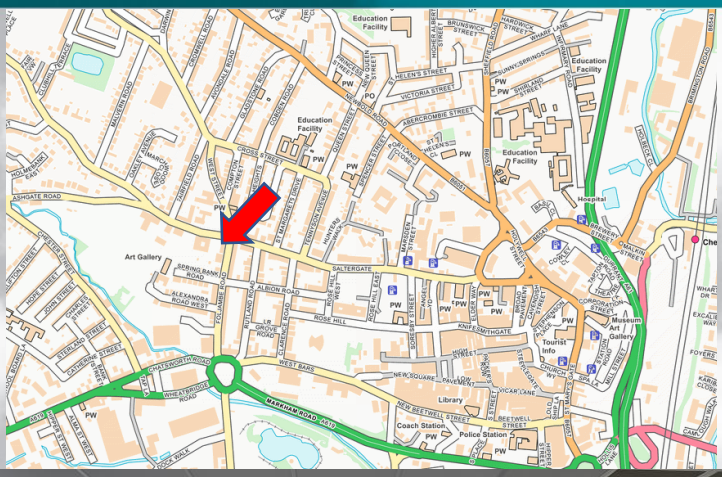
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## LOCATION

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 open plan, fitted out to a high standard with suspended ceilings and heated/cooled by a modern air conditioning system. It has recently been redecorated and recarpeted. Further information regarding the fit out and condition as well as photos can be provided upon request.



## ACCOMMODATION/LEASE

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

| | M² | SQ FT | RENT (PA) |
|---|---|---|---|
| Part 1st Floor Suite | 114.36 | 1,231 | £15,000 |
| Part 1st Floor Suite (east) | 139.91 | 1,506 | £18,000 |
| 2nd Floor Suite | 588.80 | 6,338 | £69,000 |

The suites are available for lease 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.

## CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

## BUSINESS RATES

TBC.

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the sole agent W T Gunson for the attention of:

**Josh Hill**
josh.hill@wtgunson.co.uk
**Tel: 0161 833 9797**

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.