wtgunson

commercial property consultants

TO LET

FIRST FLOOR OFFICE SUITE

63.17sq m (680 sq ft)

624a Chatsworth Road
Chesterfield
S40 3JX

- Flexible accommodation
- Excellent transport links
- Small business rates relief

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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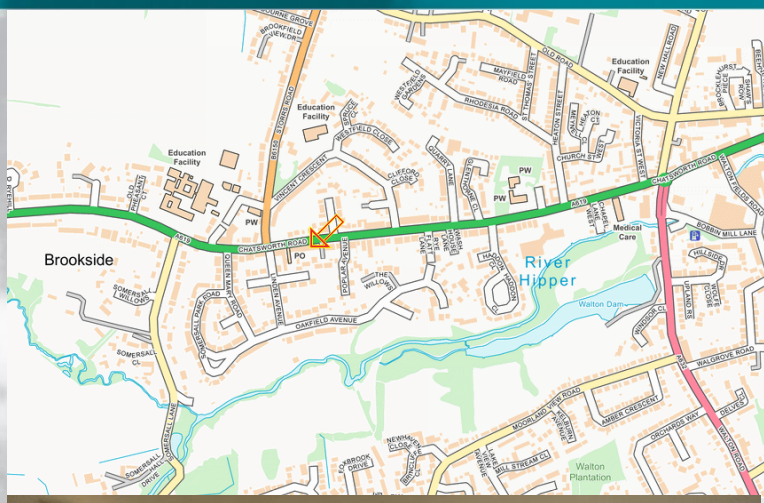
LOCATION

The premises are on the main A619 Chatsworth Road positioned approximately 30 yards west of the junction between the A619 Chatsworth Road and the B6150 Storrs Road.

The premises benefit from excellent road links being on the main A619, with easy access to the town centre approximately 2 miles to the east, and the Peak District National Park approximately 3.4 miles to the west.



GENERAL DESCRIPTION

The property comprises of flexible first floor accommodation (the ground floor is a separate operational pharmacy which is not available) which is considered suitable for a variety of different uses.

The accommodation is split into separate rooms including a WC, storage room as well as three good sized rooms that would suit client and/or office use.

There is a free public car park directly opposite the building and free on street parking on Chatsworth Road approx. 20 yards to the east. There are also a number of amenities within walking distance including a Londis and a Morrisons Supermarket.

ACCOMMODATION

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

First Floor Suite 63.17m² (680 sq ft)

LEASE

The suite is available for a lease term to be agreed for an initial rent of **£8,000pa**.

BUSINESS RATES

Rateable Value £9,100.

Small business rates relief may apply. Interested parties are encouraged to make their own enquiries with the Local Planning Authority.

EPC

EPC is available upon request.

VAT

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

VIEWING

By appointment with the sole agent:

WT Gunson for the attention of:

Josh Hill
Email: 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.