

High-quality office accommodation available for immediate occupation

79m²
(850ft²)

- Fully fitted office suite within popular business park
- Excellent location just north of Chesterfield with transport links to the A61
- 3 car parking spaces with an option to rent more
- Flexible lease terms available
- Available immediately
- Rent £11,900 per annum



TO LET



Location



Gallery



Contact



Location



Gallery



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Location

Chesterfield is a good location with Junction 29 of the M1 motorway located 5 miles to the therefore, via the A617 and Junction 30 just 7.5 miles to the north east.

Millennium Way is located just north of Chesterfield on a busy office park and provides quick access to the A61 leading north to Sheffield or south to Chesterfield.

The property is located 30 miles to the north of Derby, 29 miles to the north west of Nottingham and 12 miles south of Sheffield.

Property

The suite is located on the ground floor of a 3 storey office building that is occupied by multiple tenants. The specification includes the following:

- ❖ Open plan, high-quality office accommodation
- ❖ Option to add additional storage of 152ft², therefore, uplifting the rental by £1,500 per annum
- ❖ LED lighting
- ❖ Raised flooring with power and internet sockets
- ❖ Three large windows allowing natural light in
- ❖ Shared kitchenette and W/C facilities
- ❖ Designated car parking spaces
- ❖ Manned reception
- ❖ Shower facilities
- ❖ 24/7 access
- ❖ Fibre internet
- ❖ Can be taken fully refurbished





Location



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Accommodation

The suite provides the following approximate net internal floor area:

Suite Westlake	M ²	Ft ²
Ground floor	79	850

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).

This suite can also be taken in conjunction with Suite Stewart, which comprises 536ft². This would give a total of 1,386ft² across the two adjacent offices.

Planning

The property is categorised as Use Class E. Interested parties must rely on their own enquiries of the local planning authority, Chesterfield Borough Council.

Energy Performance Certificate

We understand the property has an EPC rating of C.

Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.





Location



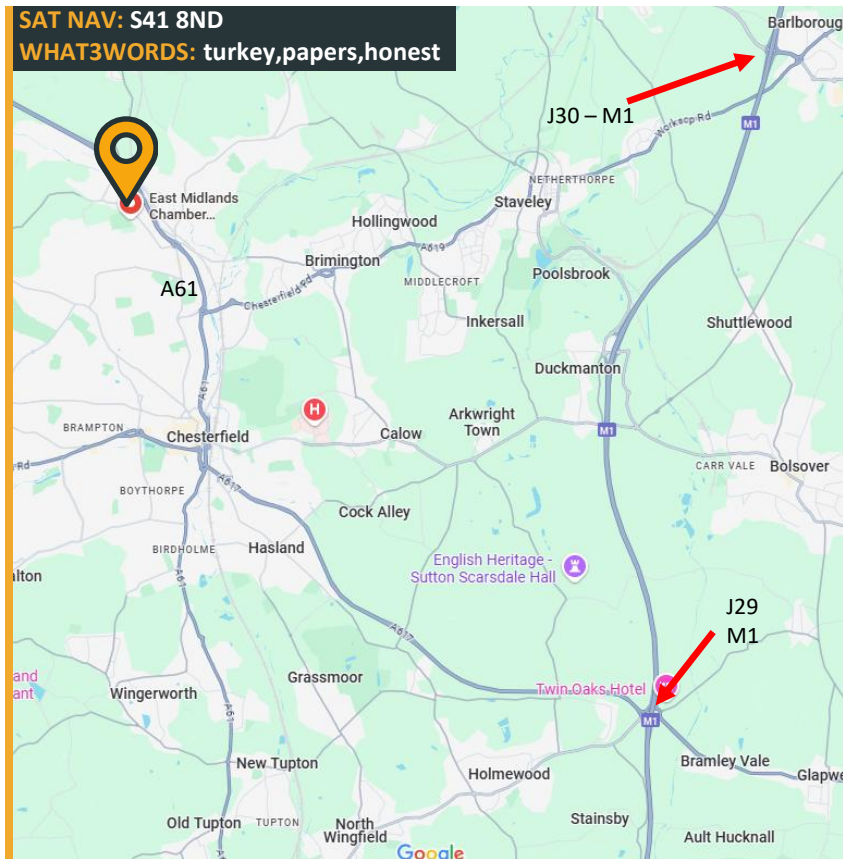
Gallery



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SAT NAV: S41 8ND

WHAT3WORDS: turkey,papers,honest



Rent

The suite is available on new lease terms at a quoting rent of:-

£11,900 per annum

VAT

VAT will be payable upon the rent at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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29/01/2025

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.