



COMMERCIAL PROPERTY PARTNERS

To Let
20-22 Lordsmill Street
Chesterfield
S41 7RP



First floor office suite 1,000 Sq Ft (92.9 Sq M)

- Newly refurbished
- Available from June 2024
- Popular town centre location

First floor office suite

1,000 Sq Ft (92.9 Sq M)

Location

Lordsmill Street is conveniently located near the A61, providing easy access to major road networks including the M1 motorway. This ensures swift connectivity to nearby cities such as Sheffield, Derby, and Nottingham.

The area is well-served by public transport, with several bus routes passing through and Chesterfield railway station just a short walk away. The station offers regular services to major destinations, including direct trains to London, Sheffield, and Manchester.

Description

An excellent opportunity to let a newly refurbished first floor office suite.

The office suite measures approximately 1000sq.ft, and benefits from aluminium double glazed windows and doors, together with LED lighting, electric heating, air conditioning, and dado trunking.

Access to the office suite is provided via a secure intercom door system, with the accommodation also comprising of a WC and kitchenette.

Accommodation

DESCRIPTION	SQ FT	SQ M
Office	1,000	92.9
TOTAL	1,000 SQ FT	92.9 SQ M

Terms

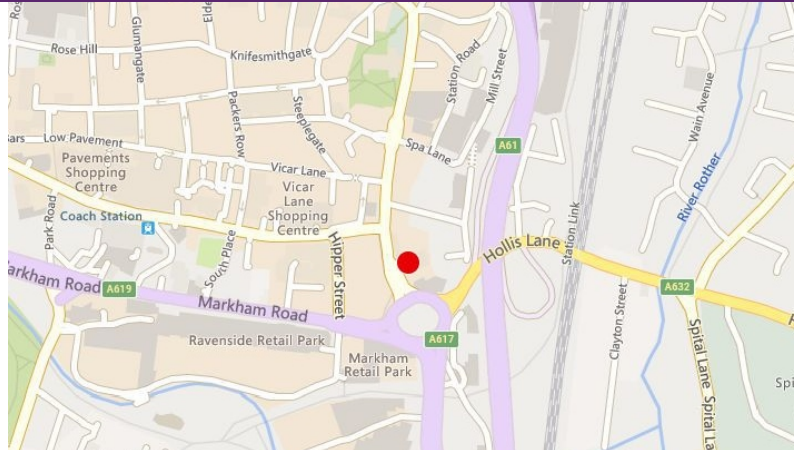
Available on new lease terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cpartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpartners.co.uk

July 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.