

TO LET.

Modern Stylish First Floor Office Space.



Unit 1F, The Glass Yard, Sheffield Road, Chesterfield, S41 8JY.

1,944sqft (180.58sqm).

Location.

The Glass Yard is situated in a key location on Sheffield Road in Chesterfield opposite the Chesterfield Football Club. Sheffield Road is accessed directly from the arterial route A61 which gives easy access to the surrounding areas and south western suburbs of Sheffield

Description.

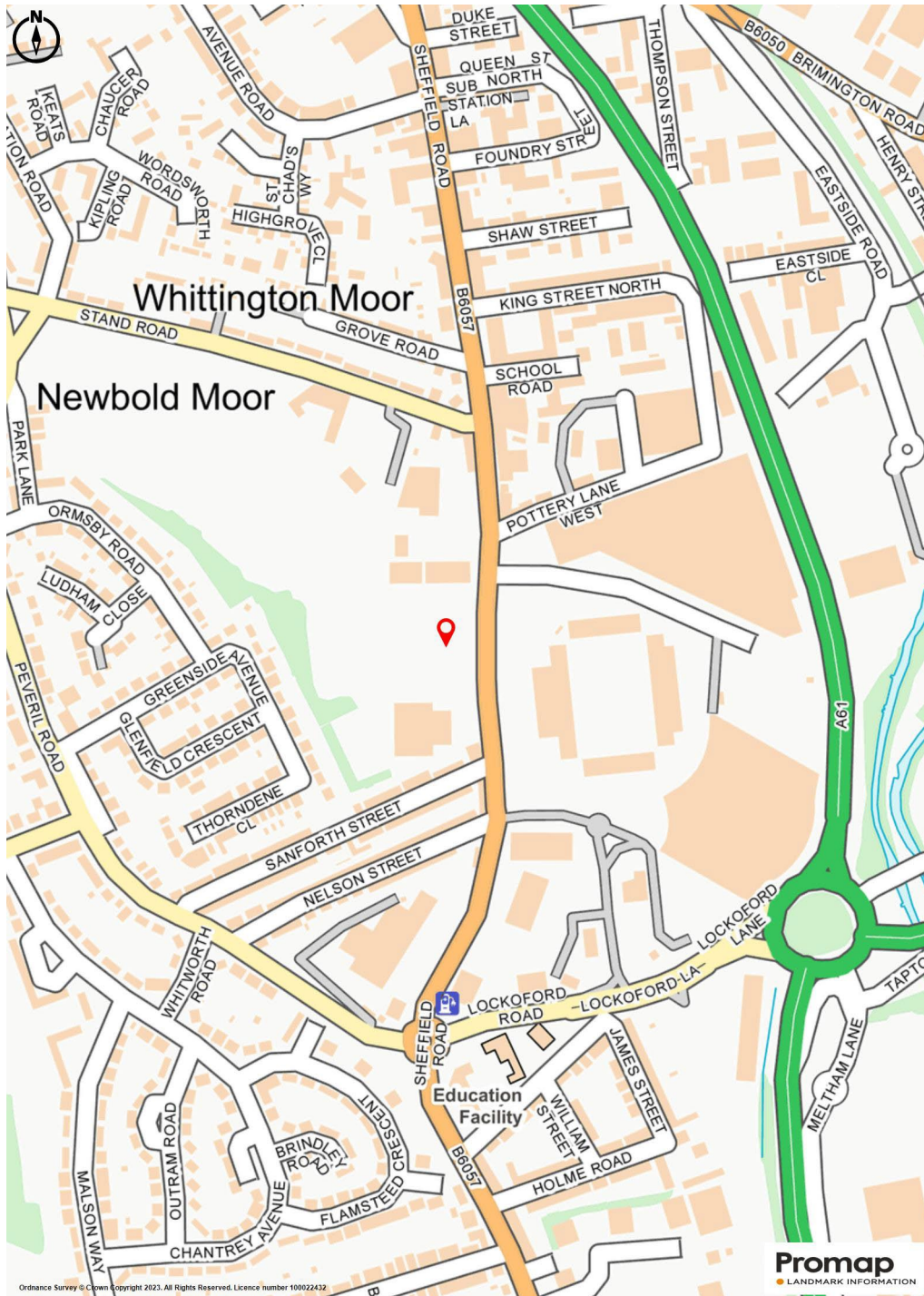
The premises provide a high quality first floor commercial space on a mixed use development with an onsite food hall – The Batch House.

- Fully cabled with power and data
- Fibre to the premises
- VRF heating and cooling system
- Monitored on site CCTV
- On site facilities management
- Parking - this unit will have 2 x onsite staff spaces included, extra staff spaces available across the road on additional 12 month licences. Currently £10 per week per space.

Accommodation.

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

| Description | Sq M | Sq Ft |
|------------------------------|---------------|--------------|
| Office with Kitchen | 180.58 | 1,944 |
| 2x WCs with wash hand basins | | |
| Total | 180.58 | 1,944 |



Lease Terms.

The property is available by way of a new 10 year lease with a 5 year break.

Quoting Rent.

Quoting rent of £30,000 per annum exclusive.

Business Rates.

The premises have a rateable value of £29,000 from April 2023.

The amount payable is calculated using the appropriate UBR and applying any reliefs. For further information, please visit

Service Charge.

The service charge for this unit is currently approx. £4,075 per annum and includes an extensive list of services as well as window cleaning and refuse collection. Please ask for further details.

EPC.

The property has an Energy Performance Certificate (EPC) rating of A. A full copy is available on request.

Due Diligence.

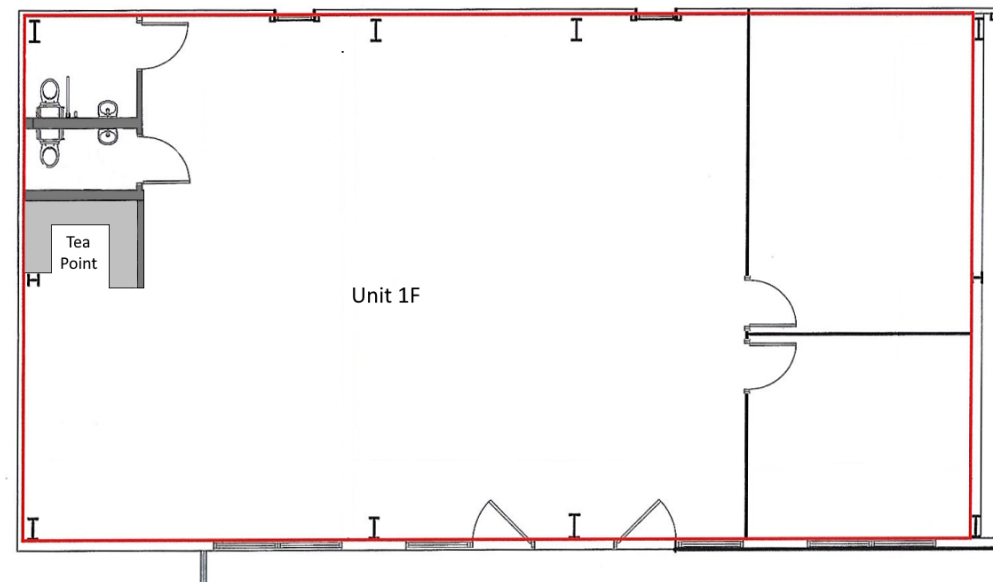
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

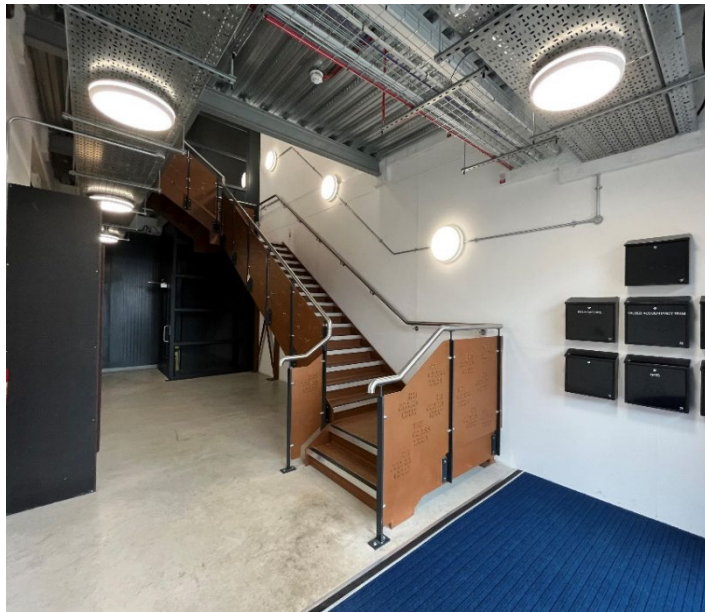
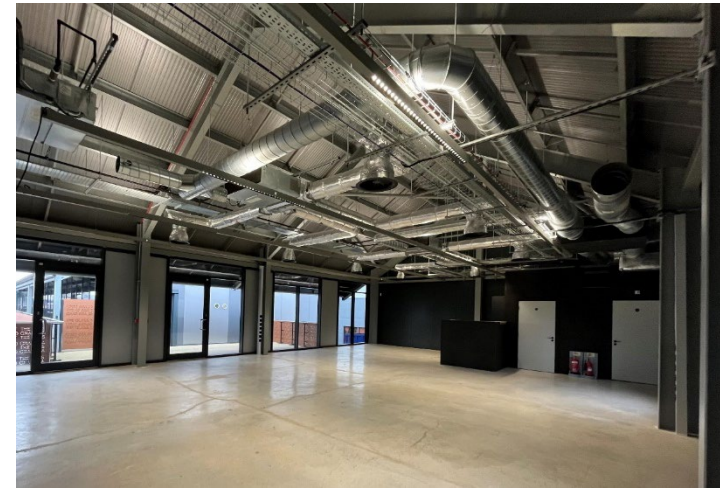
All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Plan for general indication only



Contact.



For further information, or to arrange a viewing, please contact the joint agents:

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Particulars dated 21 April 2023. Photographs dated February 2023.

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& property, perfectly.**

