

TO LET.

High quality flexible office accommodation available to let immediately.



TM Steels Offices, Sheepbridge Works, Dunston Rd, Chesterfield, S41 9QD.

Office suites ranging from 154sq.ft – 2,384sq.ft.

Location.

The premises are located on the established Sheepbridge Trading Estate accessed directly from Sheepbridge Lane which in turn links with the A61 Dronfield Bypass.

The property lies approximately 10 miles to the South of Sheffield via the A61 and is also easily accessible to the M1 Motorway at both Junctions 29 (8.5 miles away) and 30 (10 miles away). Chesterfield Town Centre is also just 2.8 miles away from the premises.

The surrounding area is a prominent commercial location home to a variety of industrial and office occupiers, including Peak Oil Products, Nationwide Hygiene Supplies and Damar Webbing Solutions.

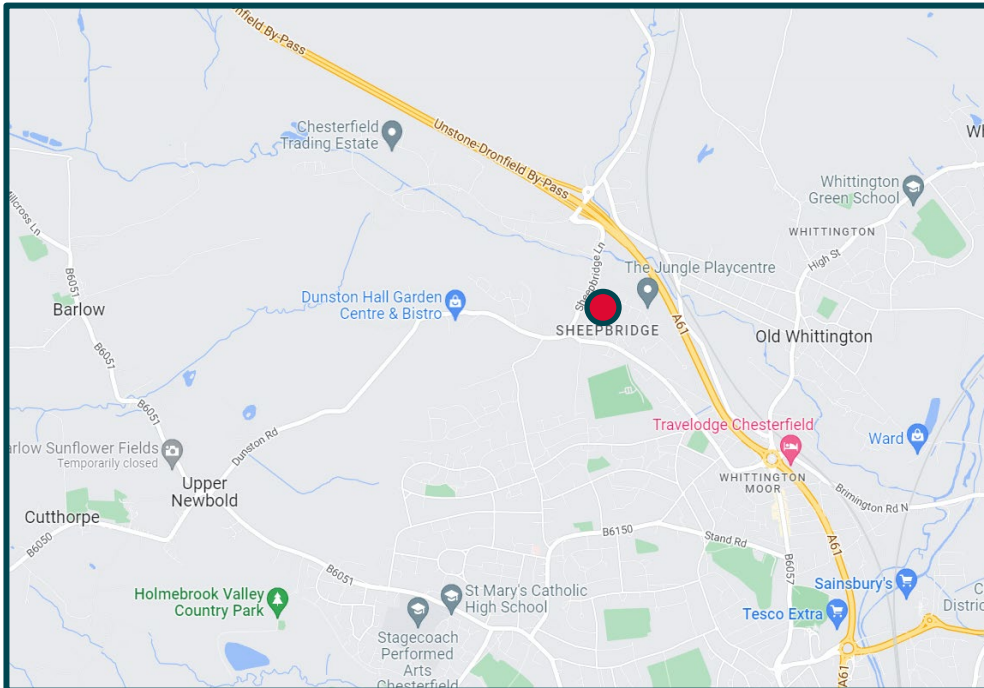
Description.

The available premises comprise a variety of office suites within a brick built building arranged around a central reception / entrance area which is accessed externally via a walkway.

There are a total of 6 separate office rooms which can be let separately or combined based on occupier requirements.

The accommodation is finished to a specification to include:

- Lighting
- Carpeted floor and painted walls
- Suspended ceiling
- Perimeter trunking to part
- Gas central heating system
- Dedicated on site parking



Accommodation.

The accommodation provides the following approximate Net Internal Areas (NIA):

Description	Sq m	Sq ft
Office 1	25.45	274
Office 2	14.34	174
Office 3	115.94	1,248
Office 4	16.46	177
Office 5	28.07	302
Kitchen	21.31	229
Total	221.57	2,384

The above rooms are available either as a whole or individually.

Quoting Rent.

Price on application.

Note: Business Rates, Utilities and IT / Telecoms are the Tenant's responsibility.

Terms.

The property is available by way of a new lease, directly from the Landlord, on flexible terms to be agreed.

Service Charge.

A Service Charge is payable for the maintenance and upkeep of the common areas of the building and wider estate. Further details are available on request.

Business Rates.

Interested parties should verify the rates payable with the local authority.

100% small business rates relief may be available subject to status.

EPC.

The property has an EPC Rating of D. A full copy of the EPC Report is available upon request.

Legal Costs.

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

VAT.

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



Contact.



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

KNIGHT FRANK

Harry Orwin - Allen

+44 114 241 3912

+44 7467 912 623

Harry.Orwin-Allen@knightfrank.co.uk

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

Kitty.Hendrick@knightfrank.co.uk

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. 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: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent 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.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs dated November 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Connecting people &
property, perfectly.**

