

THE HQ

BOYTHORPE ROAD
CHESTERFIELD
DERBYSHIRE
S40 2NF



TO LET STYLISH CONTEMPORARY OFFICE BUILDING WITH SUITES FROM **400 - 60,331 SQ.FT** (37 - 5,604 SQ.M)

- FULLY REFURBISHED
- 326 PARKING SPACES WITH PARKING RATIO OF 1:322 SQ. FT (APPROX.)
- FLEXIBLE SPACE AND FLEXIBLE TERMS
- SELF-CONTAINED BUILDING ON SECURE SITE
- CLOSE TO CHESTERFIELD TOWN CENTRE & ALL AMENITIES

ENTER



THE
HQ

BOYTHORPE ROAD
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S40 2NF

HOME

OVERVIEW

DESCRIPTION

ACCOMMODATION

REMODELLED ENTRANCE

SPACIOUS RECEPTION

SITEPLAN

LOCATION

GALLERY

FURTHER INFORMATION

SPACE AVAILABLE THROUGH OUR FLEXIBLE TURNKEY SOLUTION FROM 400 SQ. FT UP TO THE WHOLE BUILDING PROVIDING SPACE UP TO 60,331 SQ. FT. FLOORS CAN BE SUBDIVIDED TO PROVIDE SMALLER SUITES.

DESCRIPTION

The HQ Boythorpe Road comprises a purpose built, modern four-storey office building arranged over 2 buildings, delivering approximately 100,785 sq ft, with floor plates of approximately 11,000 sq ft to 14,000 sq ft.

The HQ can provide a range of office space to suit requirements, ranging from 400 sq ft up to 60,331 sq ft.

The building is finished to Grade A specification and delivers a flexible working environment to meet the demands of modern business.

Externally there is generous secure on-site car park.

SPECIFICATION

-  Air conditioned
-  Shower facilities
-  Double glazed
-  Lift access
-  Raised access floor
-  Fully DDA compliant
-  Suspended ceiling with LED lighting
-  Kitchen facilities
-  326 parking spaces with parking ratio of 1:322 sq ft (approx.)
-  Space can be divided to create suites for various business requirements



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GREAT SPACE FOR
A NEW HQ

ACCOMMODATION

The HQ, Rowland Hill House offers a wide range of refurbished, flexible and affordable office space from 400 sq ft up - right up to 60,331 sq ft across four floors. Space can be divided in order to meet specific business requirements, with turnkey and bespoke packages available.

Block A	Sq M	Sq Ft
Ground	1294	Up to 13,928
First	1327	Up to 14,286
Second	1327	Up to 14,286
Third	1327	Up to 14,286
Whole of Block A	5605	60,331

PARKING

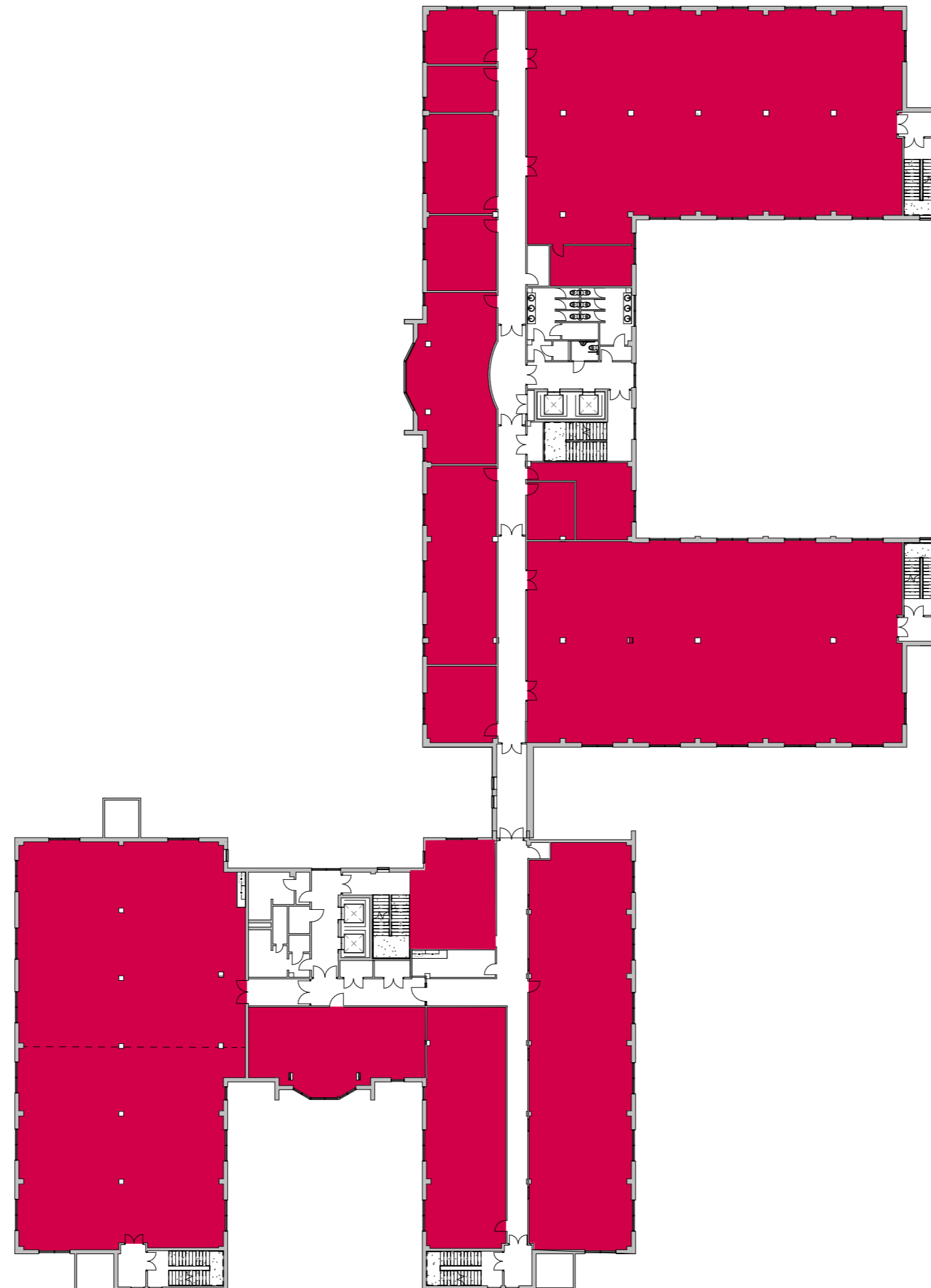
The HQ is complemented by 326 car parking spaces with an approx ratio of 1:322 sq ft.

Block B	Sq M	Sq Ft
First	1019	Up to 10,976
Second	1018	Up to 10,958



OFFICE SUITE OPTIONS

INDIVIDUAL SUITES



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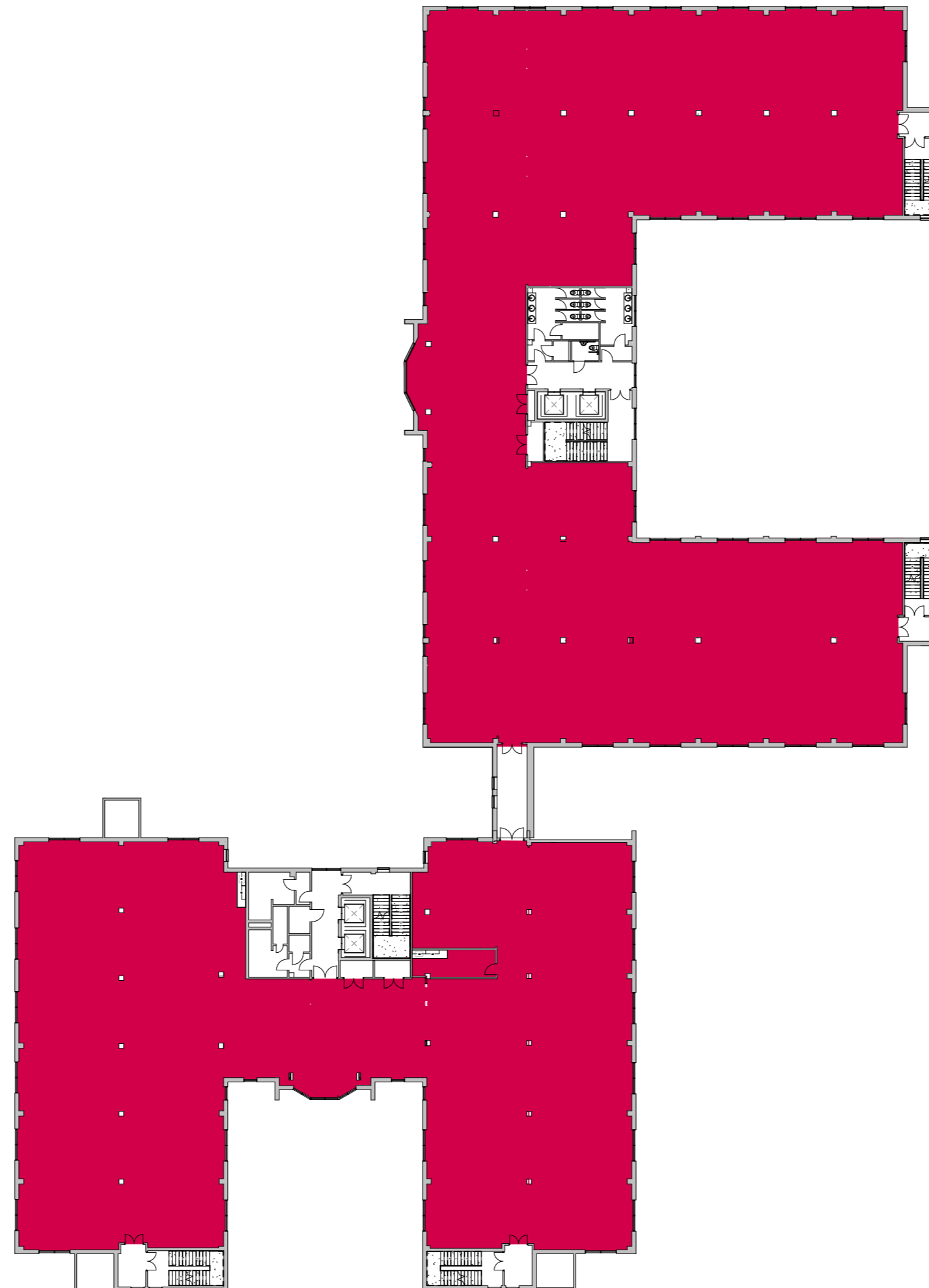
The HQ is complemented by 326 car parking spaces with an approx ratio of 1:322 sq ft.

Block B	Sq M	Sq Ft
First	1019	Up to 10,976
Second	1018	Up to 10,958



OFFICE SUITE OPTIONS

OPEN FLOOR PLAN



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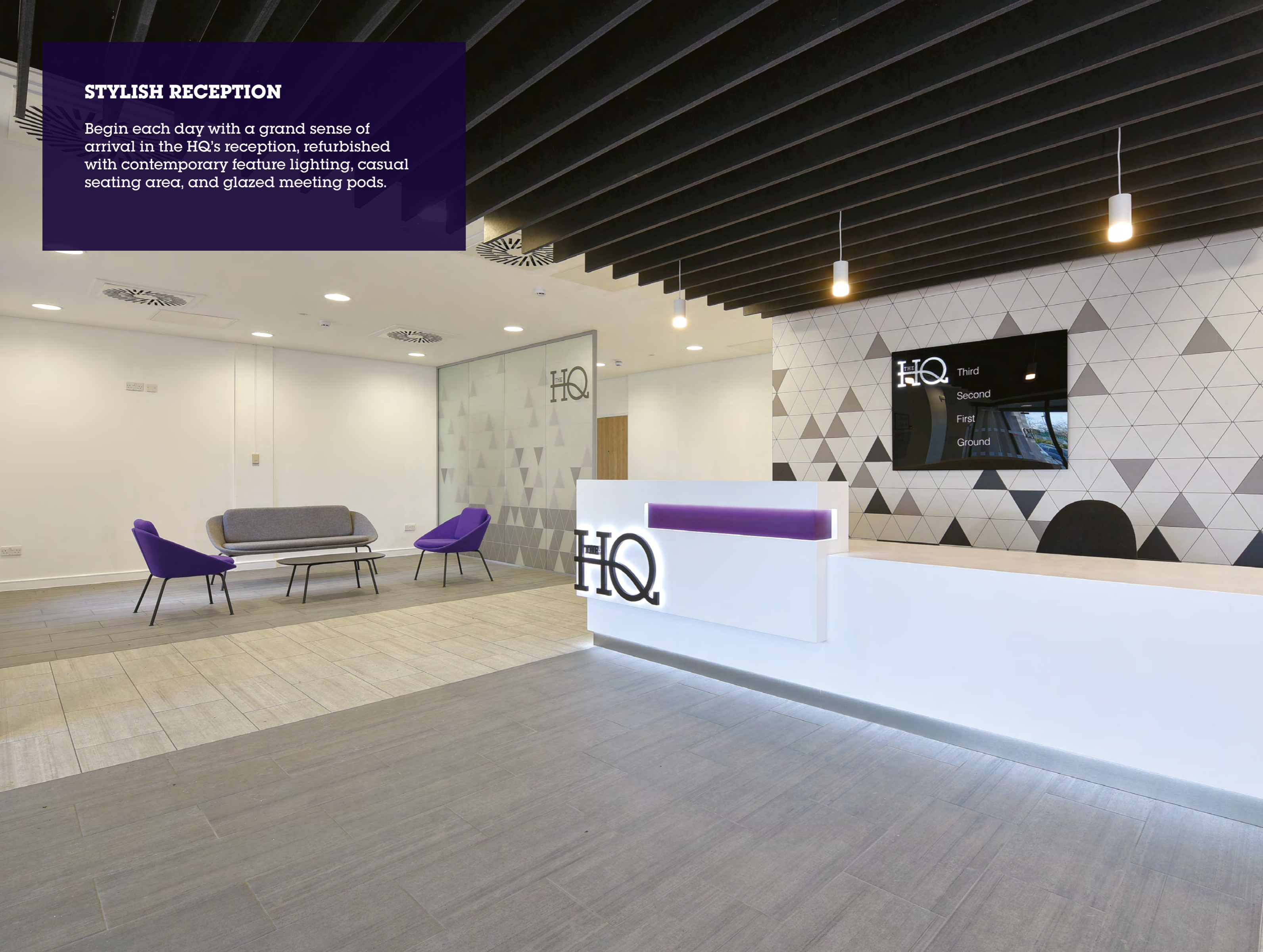
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REMODELLED ENTRANCE

Complete with access system, this redesigned and inviting entrance forms a modern glazed entry point for the HQ, guaranteed to provoke a positive impression amongst visitors and employees alike.

STYLISH RECEPTION

Begin each day with a grand sense of arrival in the HQ's reception, refurbished with contemporary feature lighting, casual seating area, and glazed meeting pods.



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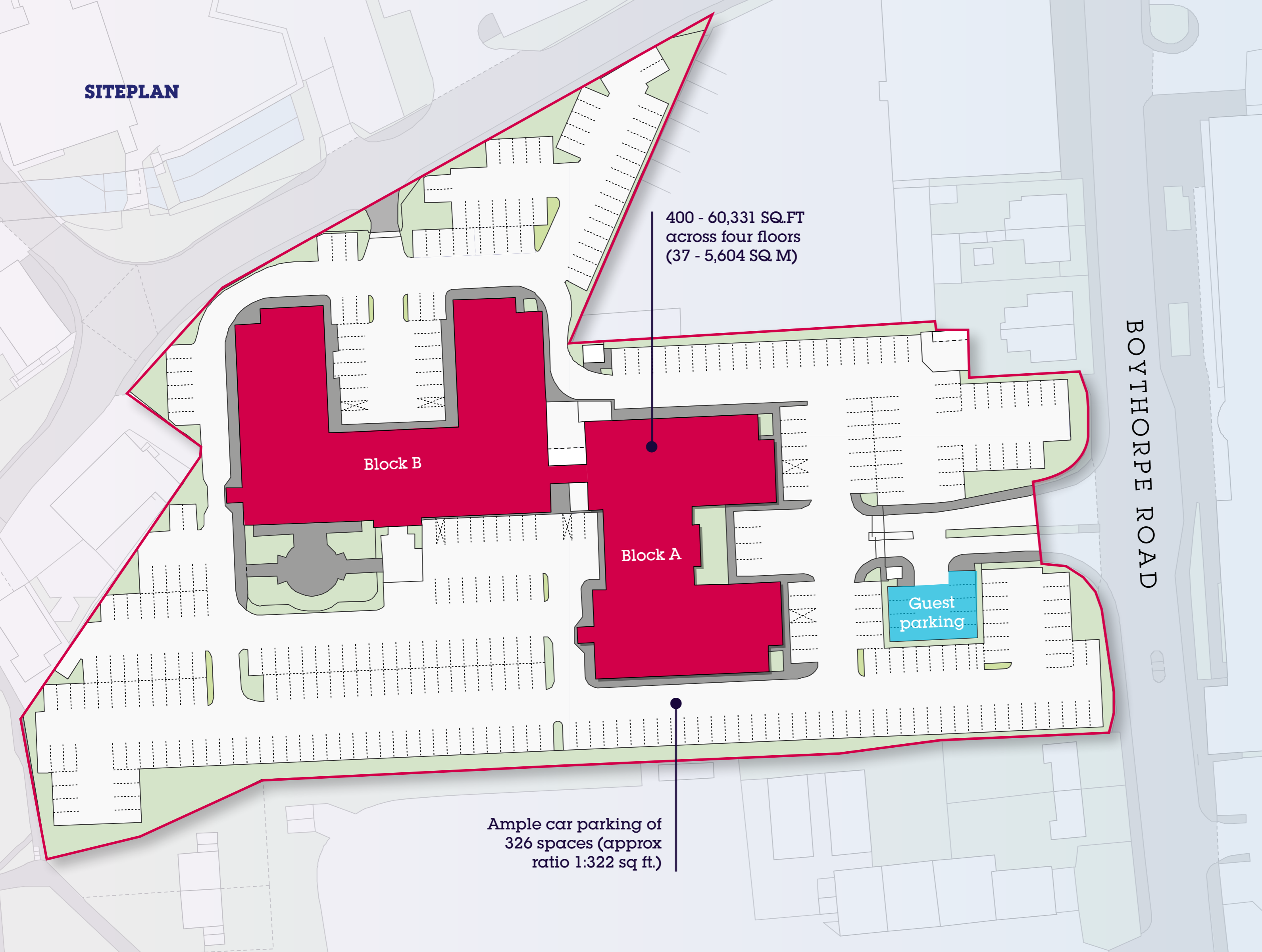
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SITEPLAN



400 - 60,331 SQ.FT
across four floors
(37 - 5,604 SQ.M)

Block B

Block A

Guest
parking

BOYTHORPE ROAD

Ample car parking of
326 spaces (approx
ratio 1:322 sq ft.)



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Chesterfield Town Centre



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The attractive market town of Chesterfield is enviably located within easy access of Sheffield, Derby and Nottingham.

With a population of roughly 70,000, Chesterfield benefits from strong transport links, sitting a 15-minute drive from junction 29A of the M1 with swift rail links to Manchester and London.

KEY

- 1 Queens Park - **0.2 miles**
- 2 Ravenside Retail Park - **0.6 miles**
- 3 Alma Leisure centre - **0.96 miles**
- 4 Chesterfield Train Station - **1.2 miles**
- 5 Winding Wheel Theatre - **0.8 miles**
- 6 Chesterfield Coach Station - **0.5 miles**
- 7 Tapton Golf Course - **1.4 miles**
- 8 Church of St Mary and All Saints - **0.8 miles**
- 9 Queen's Park Sports Centre - **0.4 miles**
- 10 Chesterfield Town Hall - **0.5 miles**
- 11 Wheatbridge Retail Park - **0.1 miles**

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DRIVE TIMES

Leeds	49 Miles	1 hr 6 min
Sheffield	17 Miles	35 min
Derby	29 Miles	39 min
Manchester	46 Miles	1 hr 38 min
Nottingham	26 Miles	40 min
Leicester	52 Miles	1 hr 2 min
Birmingham	73 Miles	1 hr 16 min
London	150 Miles	3 hr 13 min





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TERMS / AVAILABILITY

The property is going to be available to let as a whole or on a floor by floor basis, on new leases.

Terms available on request.

LEGAL COSTS

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

EPC

Available on request from the agent.

VAT

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

VIEWING

For viewings and further information, please contact:



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