

TO LET.

Modern Business Units – 1,025sqft – 3,908sqft (95.23 - 363.07sqm).



**Units 39, 40 & 41, The Bridge Business Centre, Beresford Way,
Chesterfield, S41 9FG.**

Location.

The business units form part of the established The Bridge Business Centre, located to the North of Chesterfield Town Centre.

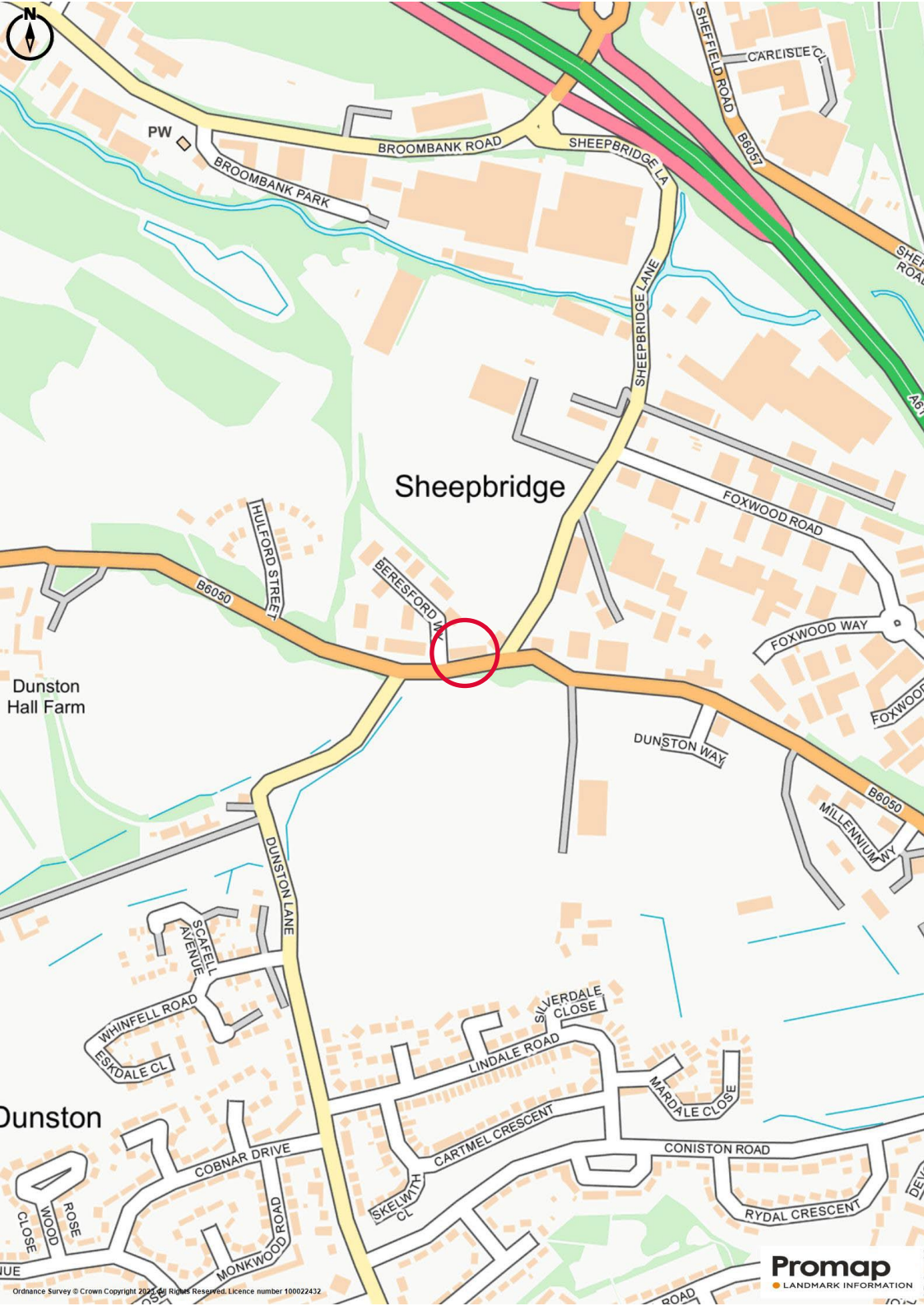
From the A61 and Whittington Moor roundabout, turn on to the B6050 Dunston Road, heading away from Chesterfield, past the Chesterfield Panthers Rugby Union Football Club, The Bridge Business Centre is on the right hand side, just beyond the junction with Sheepbridge Lane. This is an established business location for both office and industrial use and is well placed for access on to both the Chesterfield relief road and Dronfield Bypass giving access to South Sheffield and the M1 Motorway network.

Description.

39, 40 & 41 The Bridge Business Centre comprises three terraced units, which have been linked to provide a substantial detached office facility with some storage. It should be noted that the accommodation can be offered either as a whole or split into two or three individual units, dependent on occupier demand.

The accommodation over two floors has been finished to a high specification, delivering a mix of open plan and cellular office, to also provide an element of storage. There is staircase access, usual WC and kitchenette provision, double glazed windows, a mix of heating/cooling, carpeted, suspended ceilings with LED lighting to the office areas.

Externally, there is generous on site car parking for up to 16 vehicles to the front of the building.



Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft	Use
Unit 39	133.97	1,442	Office
Unit 40	133.87	1,441	Ground Floor Stores / First Floor Office
Unit 41	95.23	1,025	Office
Total	363.07	3,908	

Please note that the accommodation can be let as one or split into individual units, dependent on occupier demand.

Lease Terms.

The accommodation is available to let on a new lease. For the building as a whole, the rent is £42,900 per annum, exclusive of VAT, rates services and service charge.

Note: if units are to be let on an individual lease basis, the following split:

Unit 39: £16,600 per annum exclusive

Unit 40: £14,500 per annum exclusive

Unit 41: £11,800 per annum exclusive

Services.

Mains water, electric and drainage are connected.

Service Charge.

There is an estate service charge – current budgets are as follows:

Unit 39: £533.80 per annum exclusive of VAT.

Unit 40: £533.82 per annum exclusive of VAT.

Unit 41: £533.82 per annum exclusive of VAT.

Rateable Value.

The accommodation has the following Rateable value:

Unit 39: £13,250

Unit 40 & 41: £18,500

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

Unit 39: C(67)

Unit 40: C(79)

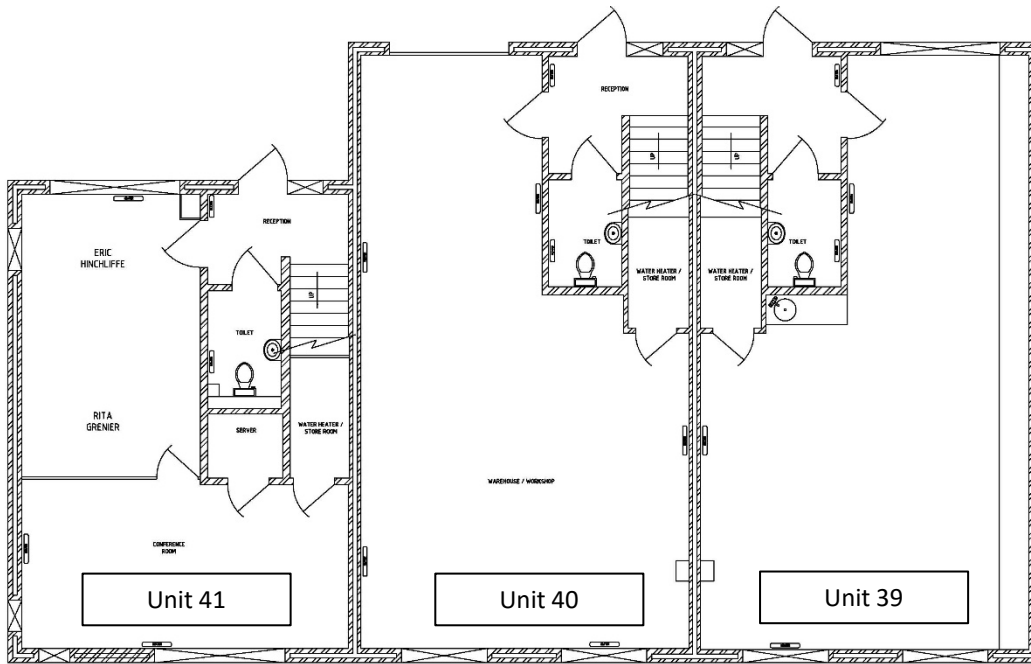
Unit 41: C(71)

VAT.

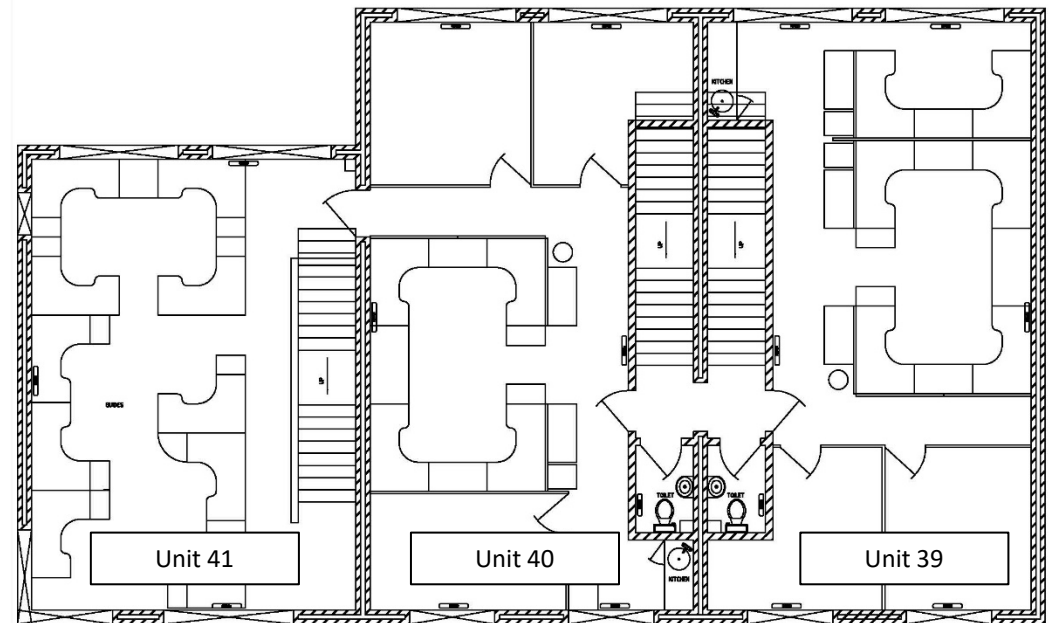
All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

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



GROUND FLOOR



1st FLOOR PLAN

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Peter Whiteley

Tel: 0114 272 9750

Mob: 07979 530 416

peter.whiteley@knightfrank.com

Important Notice

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Particulars dated 9 October 2023. Photographs dated 9 October 2023.

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