

bothams <sup>1871</sup>



44 Park Road, Chesterfield, S40 1XZ

£1,200 Per Calendar Month



# 44 Park Road

Chesterfield, S40 1XZ

- Prominent air conditioned office space
- Finished to a high specification throughout
- 2 parking spaces to the rear
- Available immediately

An excellent opportunity to take prominent and high quality office space in the heart of Chesterfield Town Centre, with frontage to Markham Road and parking to the rear.

A viewing is essential to appreciate the quality of the accommodation on offer.



## 44 Park Road

Offering spacious and flexible air-conditioned office accommodation within a modern building - finished in 2018 - the premises have excellent frontage to Markham Road being opposite the ever busy Ravenside Retail Park and junction to Park Road ensuring excellent visibility.

To the rear of the property is a car park, with two car parking spaces included.

### The Accommodation

The premises comprise of a reception to the rear, accessed from the car park, off which is a glass partitioned meeting room.

There is a kitchen/ drinks facility off the reception, as is a mobility specification WC.

To the front of the building is a large open plan office, utilised by the existing tenant as a training suite.

A viewing is essential to appreciate the accommodation on offer.

**Reception** 15'0" x 14'11" (4.58 x 4.56)  
A well proportioned and welcoming reception, accessed from the rear of the property.

**Meeting Room** 16'7" x 15'0" (5.08 x 4.58)  
A fully glazed and spacious meeting room/ office with windows to two sides providing an excellent meeting/ board room, or a large open plan office.

**Open Plan Office** 28'7" x 15'2" (8.72 x 4.63)  
A large open-plan office with a pleasant outlook to Markham Road towards Queens Park, considered suitable for a wide variety of uses, with the potential to be split into smaller office space as required if necessary.

### Rental Guide

Circa £14,400 per annum (£1,200 per calendar month) exclusive of non-domestic rates, V.A.T. And the usual tenant's outgoings.





#### Terms & Term

Offered by way of assignment of the existing lease, though a new lease will be considered if preferable.

There existing lease was a 3 (THREE) year term, with similar considered.

#### Services

We believe the usual mains services to include electricity, water, foul and surface water drainage, have previously been connected to serve the premises.

There is no gas to the premises - the office space is conditioned with air conditioning.

#### Non-Domestic Rates

Entered in the Rating List at £9,000 Rateable Value under the description of warehouse and premises.

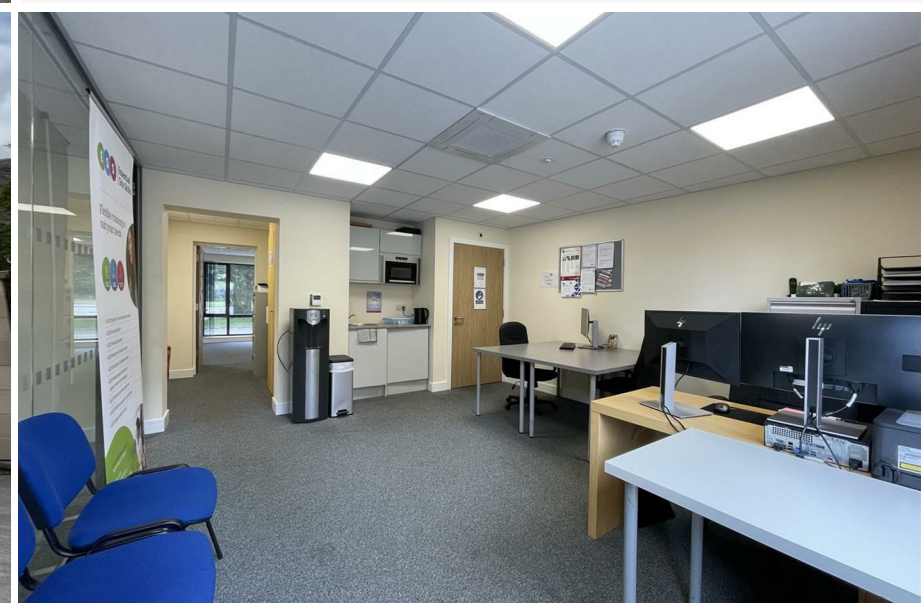
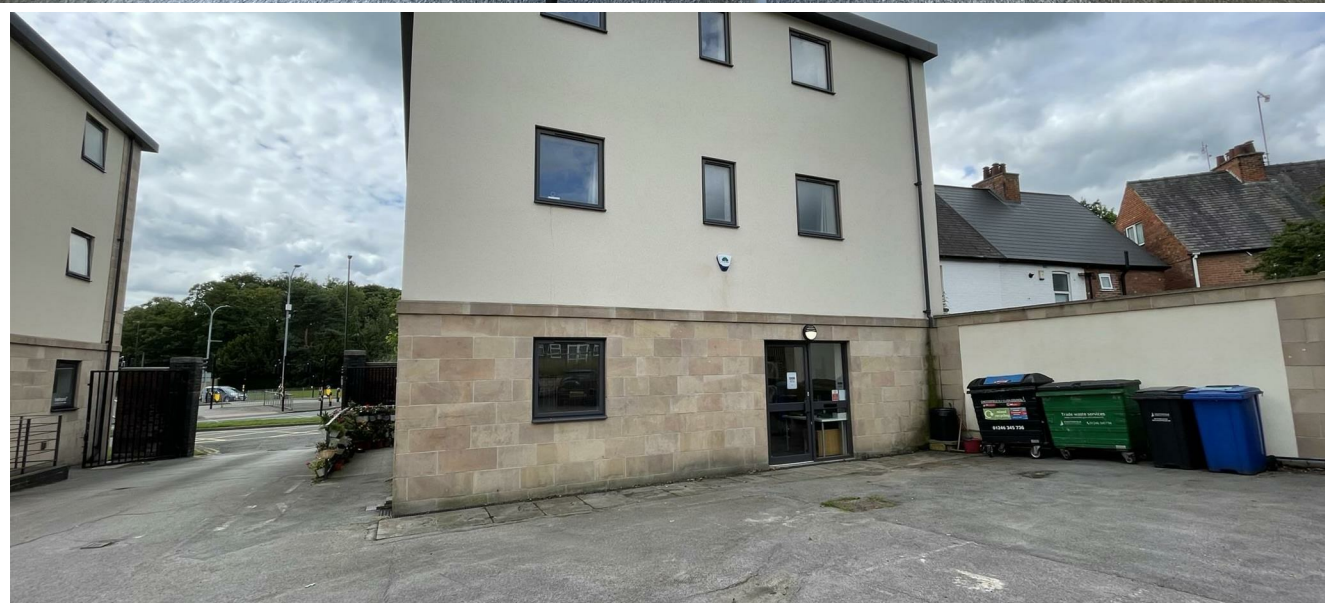
Businesses qualifying for Small Business Relief will be exempt from paying any rates accordingly.

#### Local Authority

Chesterfield Borough Council

#### References

References will normally be required to include Bank/financial, two trade and/or professional references - upon letting to a limited company three years audited trading accounts will be required for consideration, Directors sureties and/or suitable rent deposit may be required.





**E S S** Essential Site Skills

Flexible training to suit your needs

- NCFE Principles of warehousing and storage
- NCFE Retail operations
- NCFE Cleaning principles
- NCFE Principles of business administration
- NCFE Principles of customer service
- NCFE Manual health, fire and safety in the workplace
- NCFE Health and safety awareness
- NCFE Health and safety in construction
- NCFE Digital skills for work

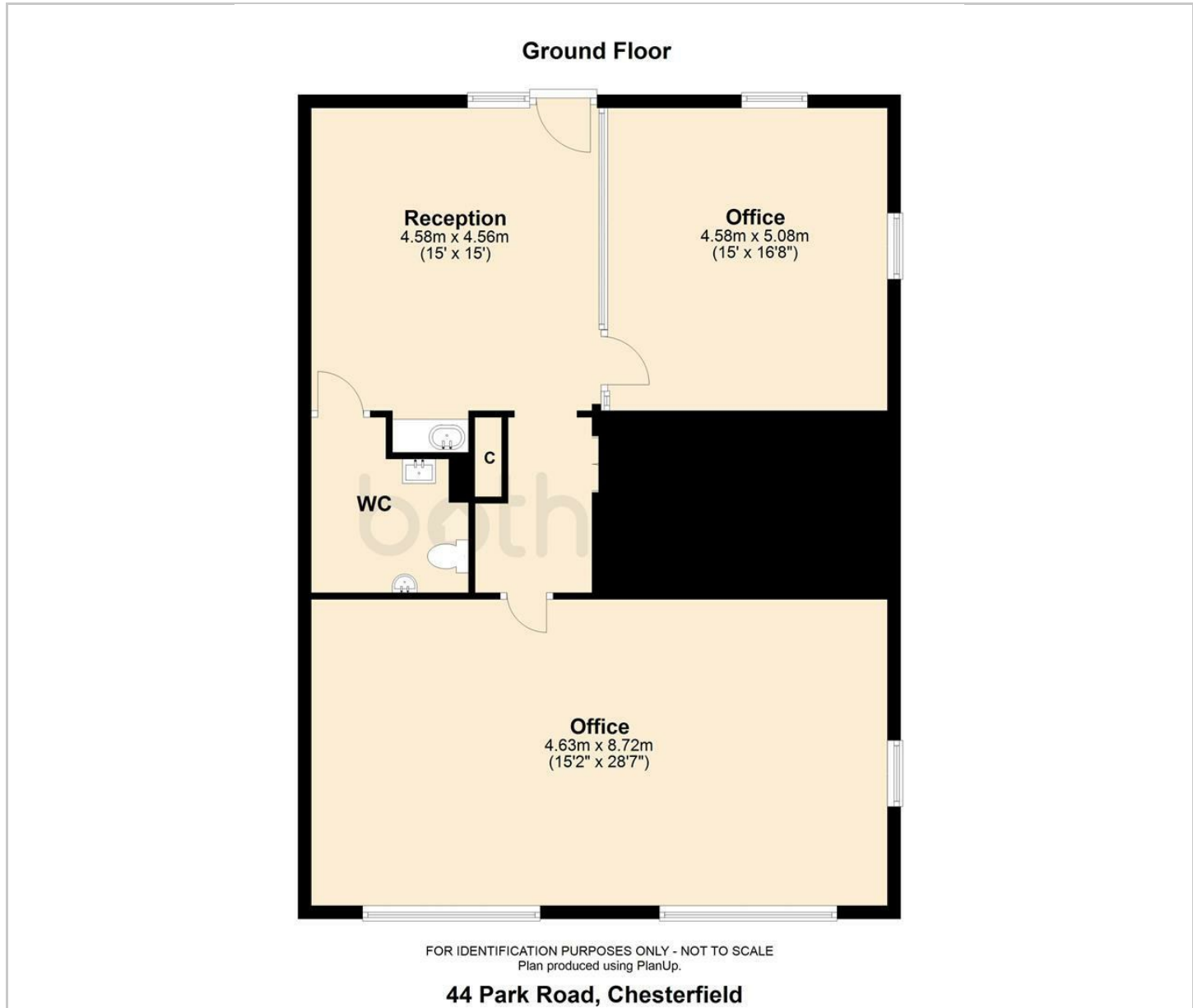
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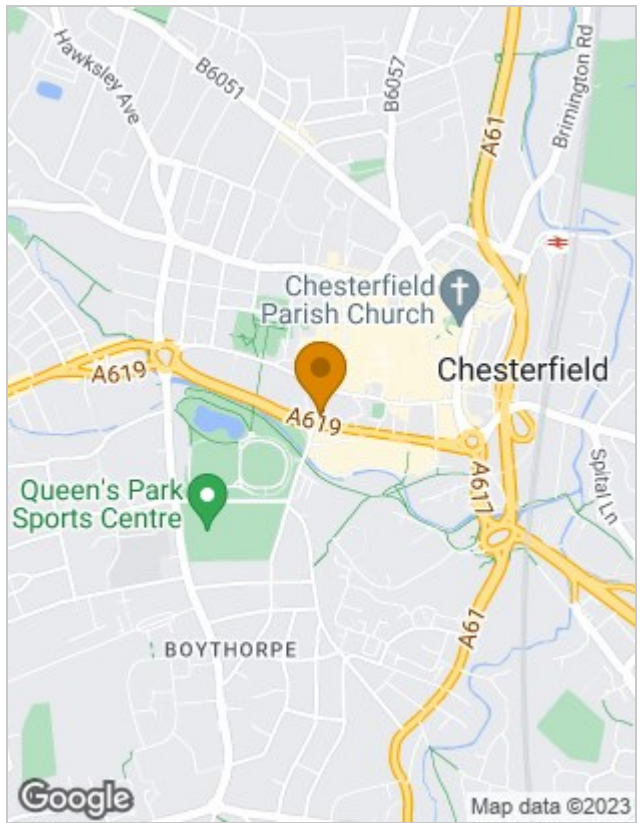
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Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing** Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: enquiries@bothams.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.