

bothams ¹⁸⁷¹



Unit 4 Top Floor Holywell Annex, Holywell Street, S41 7SD

£6,000 Per Annum



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This top floor office in Holywell Annexe features a welcoming reception area, three separate offices, a toilet and a shower room. Previously used as a beauticians, this unit is flexible for various business uses.

Conveniently, a lift provides easy access from the ground floor. Ideal for anyone looking for a versatile and accessible workspace.

Holywell Annex

Holywell Annex is situated approximately one third of a mile to the north east of Chesterfields historic town centre Market Place, opposite the Holywell Cross pay and display public car park and more generally the proposed Northern Gateway Chesterfield major redevelopment scheme.

The property is close to the modern office developments at Royal Court, off Basil Close, and also off Durrant Road, the extensive premises of Chesterfield College, the recent purchase and development of property by Derby University.

Nearby is the towns modern Magistrates/County Court building, the towns railway station, the proposed Waterside major redevelopment scheme is also close by.



Location

Walking from the town centre via Glumangate to Saltergate, continue east towards Holywell Street passing the Holywell Cross surface level car park and the towns northern multi-storey car park, Holywell Annex is prominently situated across Holywell Street and on its eastern side.

N.B. Vehicle access to Holywell Annex is obtained via Durrant Road and Basil Close into the barrier controlled. car park.

A second floor office suite within a substantial detached building of period style and character, situated in an excellent location a short distance from Chesterfield town centre. The offices are accessible with ramped pedestrian access from the car park, and with lift access within the building.

The suite comprises of a welcoming reception area, three separate offices, a toilet and a shower room. Previously used as a beauticians, this unit offers flexible accommodation considered suitable for various business uses, potentially subject to planning. The offices have recently been redecorated and are available immediately





Terms

Offered To Let on new lease, term and terms negotiable.

Envisaged is a minimum new three year lease or longer term in multiples of three years if and as required - to be granted on full repairing and insuring terms in standard modern form.

As the offices form part of a complex, service charges are payable for shared services and maintenance. The space is liable for 14% of the service charges - more information can be provided upon request.

Possession

The space is vacant with immediate possession available.

Non-domestic Rates

The property has been currently split into various occupations for the current rating assessment and therefore the property will likely require reassessment. The premises should however qualify for small business relief under current legislation.

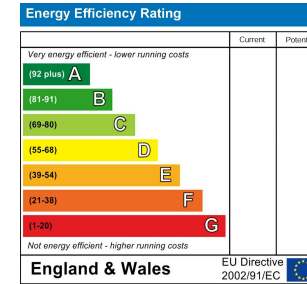




Location Map



Energy Performance Graph



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.

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.

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