

COMMERCIAL PREMISES TO LET



PriceLinsey
Surveyors, Auctioneers, Agents



**Unit 39, The Bridge Business Centre, Beresford
Way, Chesterfield, S41 9FG**

Location

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

Unit 39 The Bridge Business Centre comprises of detached office facility with some storage. The accommodation is over two floors, 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).

Sq M	Sq Ft	Use
133.97	1,442	Office

Lease Terms

The accommodation is available to let on a new lease.

£16,500 per annum

Services

Mains water, electric and drainage are connected.

Rateable Value

The accommodation has the following rateable value:

Unit 39 - £13,250

Interested parties are advised to make their own enquiries with the Rating Department of Chesterfield Borough Council.

EPC Rating

Unit 39 - C (67)

Costs

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



For further information, or to arrange a viewing, please contact sole agents PriceLinsey.

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