



PINEWOOD

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# Knivesmithgate, Chesterfield, Derbyshire S40 1RQ

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  1 
  EPC

## £750 Per Month

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# Knivesmithgate

Chesterfield  
Derbyshire  
S40 1RQ



## £750 Per Month

2 bedrooms  
0 bathrooms  
1 reception

- WOULD SUIT A VARIETY OF USES - GYM, BEAUTY, HAIRDRESSERS, OFFICE ETC
- PROMINENT TOWN CENTRE LOCATION - 1ST FLOOR (NO LIFT)
- WATER, ELECTRIC, HEATING PHONE LINE, WIFI AND LIGHTING ALL INCLUDED
- UPVC DOUBLE GLAZING
- AIR CONDITIONING/HEATING SYSTEM
- LARGE FLOOR AREA - 588 sq ft / 54.7 sq m
- SECURE LOCKED ACCESS TO ROOM
- ON A BUS ROUTE
- FLEXIBLE LEASE TERMS
- CLOSE TO MAJOR CAR PARKS

### Rules on letting this property

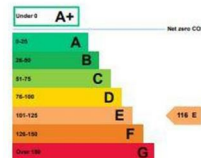
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



1ST FLOOR ROOM TO RENT - PROMINENT TOWN  
CENTRE LOCATION - 588 sq ft/54.7 sq m

Large L-shaped 1st floor room to rent, in a prominent town centre location on Knifsmithgate in Chesterfield Town Centre. Ideal for all the passing foot traffic, on a bus route and close to major car parks. Used currently as a hairdressing salon so would be ideal for this use or beauty room, office space, gym etc.

With its own entrance door, secure entrance to the room, uPVC Double Glazing..

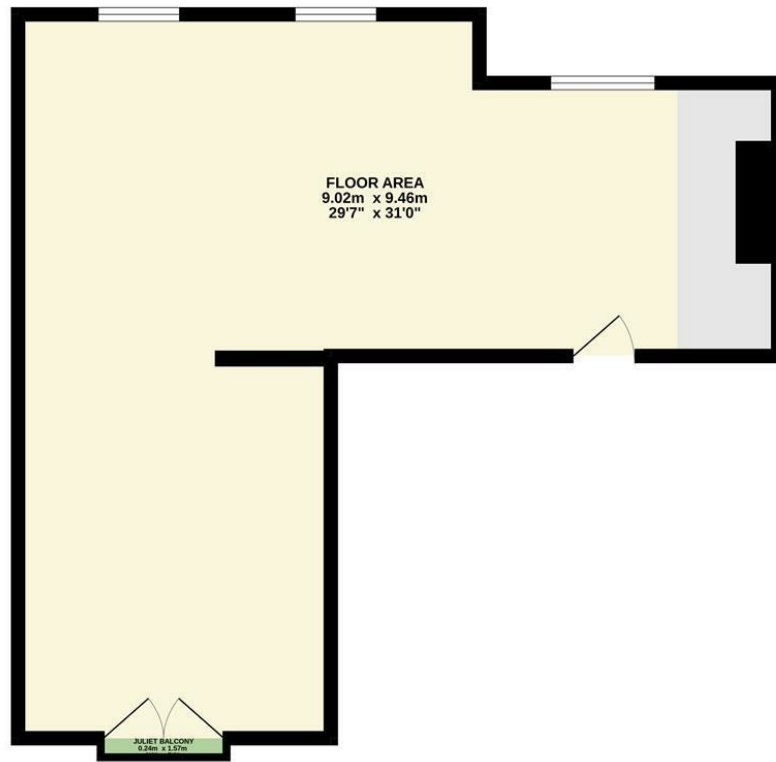
**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION TO ARRANGE YOUR VIEWING\*\***

**DISCLAIMER**

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

GROUND FLOOR  
54.7 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 54.7 sq.m. (588 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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