



1st Floor, Church View Business Park, Coney Green Road, Clay Cross, Chesterfield, Derbyshire S45 9HA

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 EPC

£1,500 Per Month

PINEWOOD





**1st Floor**  
**Church View Business Park**  
**Coney Green Road**  
**Clay Cross, Chesterfield**  
**Derbyshire**  
**S45 9HA**



**£1,500 Per Month**

**0 bedrooms**  
**0 bathrooms**  
**0 receptions**

- PLENTY OF PARKING TO THE FRONT FOR STAFF AND CUSTOMERS (6 BAYS)
- LOCATED ON A BUSY BUSINESS PARK - CLOSE TO THE TOWN OF CLAY CROSS
- EASY ACCESS TO MAIN COMMUTER ROUTES AND M1 MOTORWAY JUNCT 29
- SHORT DRIVE TO THE TOWNS OF ALFRETON, CHESTERFIELD AND THE PEAK DISTRICT
- LARGE OPEN PLAN FIRST FLOOR OFFICES AND A COMMUNAL MEETING ROOM
- TWO LARGE STORE ROOMS AND KITCHENETTE - WAITING AREA AND MENS AND LADIES TOILETS
  - ACCESSED VIA STAIRS OR LIFT TO THE FIRST FLOOR
  - UPVC DOUBLE GLAZING - LIGHTING AND ELECTRIC
- RENT INCLUDES UTILITIES AND WEEKLY CLEANER - BOND £1500
  - USE OF A COMMUNAL MEETING ROOM





LARGE FIRST FLOOR OFFICE TO RENT ON THE EDGE OF CLAY CROSS

Nestled within the thriving Church View Business Park on Coney Green Road in Clay Cross, this office space presents an excellent opportunity for businesses seeking a strategic location. The business park is known for its vibrant community of professionals and offers a range of amenities that cater to various business needs.

The office is currently listed as approx. 79.0 sq ft, it is important to note that the area is designed to accommodate a variety of office configurations, allowing for flexibility in layout and design. This adaptability makes it an ideal choice for businesses looking to establish or expand their presence in the region. With a kitchenette, two useful store rooms, use of a communal meeting room with views, waiting area with ladies and men's toilets and all accessed via the stairs or lift.

Clay Cross is well-connected, providing easy access to major transport links, which is essential for both employees and clients. The surrounding area boasts a mix of local shops, cafes, and services, ensuring that all daily needs are met within close proximity.

This office space at Church View Business Park is not just a place to work; it is a chance to be part of a dynamic business environment that fosters growth and collaboration. Whether you are a start-up or an established company, this location offers the potential to thrive in a supportive and professional setting.

If you are looking for a prime office location in Clay Cross, this property is certainly worth considering.

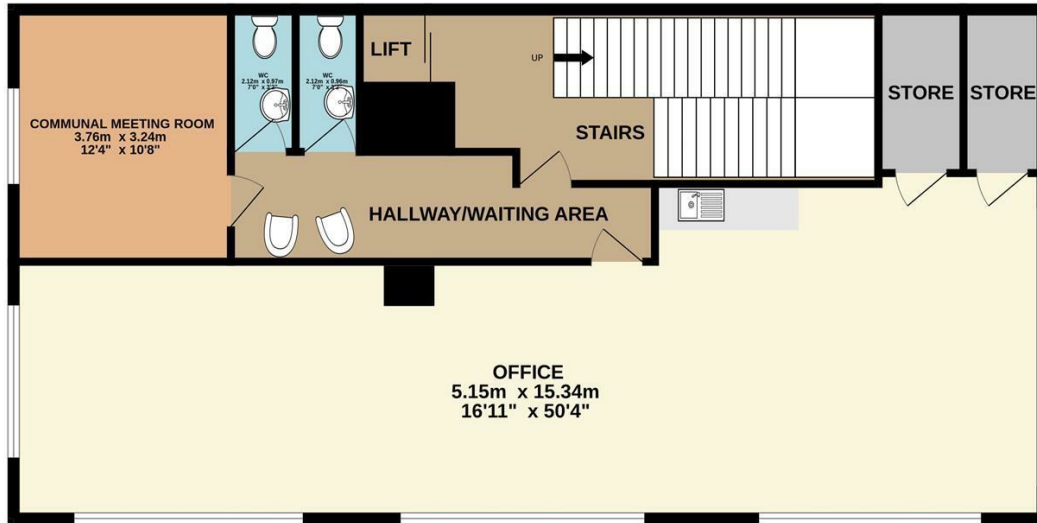
UTILITIES AND WEEKLY CLEANER ARE INCLUDED IN THE RENT - BOND £1500

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR  
114.8 sq.m. (1235 sq.ft.) approx.



TOTAL FLOOR AREA : 114.8 sq.m. (1235 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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