



to let

commercial

7F The Glass Yard

Modern first floor hybrid unit to let



ROY PETERS ESTATES

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7F The Glass Yard.

7F is a first-floor unit located in the impressive Glass Yard complex on Sheffield Road in Chesterfield. It is a prime location for any new or established business and has attracted a diverse range of tenants. The site benefits from an onsite food hall, electric car charging points, car parking facilities, disabled access to the first-floor suites and fully monitored CCTV. The unit is open plan with a kitchen area and WC to the rear. It is fully alarmed and benefits from a modern VRF heating and cooling system.

Rent

£12,875 p.a exclusive of VAT.

Accommodation Area

Total Area: 861 ft² appox to the first floor.

Service Charge

The Service Charge currently stands at £1,672 pa +VAT and includes a wide range of services. Please ask for further details

Location

The Glass Yard is situated on one of the main arterial routes in and out of Chesterfield, opposite the football stadium. Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. It is the second largest town in Derbyshire, after the city of Derby.

Business Rates

The premises are currently listed on the valuation office website as having the following rateable value £13,000 pa. Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

EPC

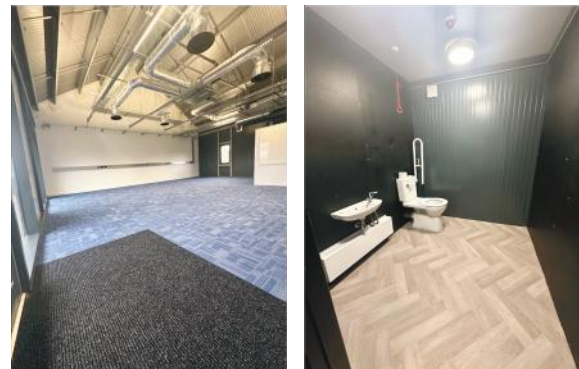
Available on request.

VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal costs

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



MISREPRESENTATION ACT 1991

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Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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