



# to let

commercial

## Unit 30 & 31

## The Bridge Business Centre, S41 9FG

A sought-after campus style office development






**ROY PETERS ESTATES**

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## Unit 30 & 31 The Bridge Business Centre, S41 9FG

30 & 31 The Bridge Business Centre, a sought-after campus style office development providing modern office space. The space is available on ground and first floor and can be configured to suit occupier requirements. The accommodation is mainly open plan with WC facilities and 4 parking spaces.

### Rent

£8,700 pa exclusive of VAT at the prevailing rate

### Accommodation

Ground floor 725 ft²

### Business Rates

The premises are currently undergoing reassessment to allow a figure to be quoted based on the ground floor only.

### Location

The Bridge Business Centre is to the north of Chesterfield town centre on the edge of the Sheepbridge Industrial area, only a short distance from the A61 providing good access to Sheffield and the motorway network. 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. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

### EPC

The property is rated as B certificate nos 6029 7270 1384 9802 7562.

### VAT

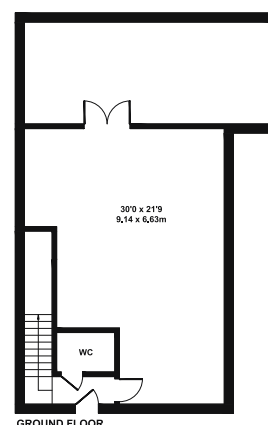
All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

### Legal costs

Each party to bear their own costs.



### Floorplan



Not to Scale.  
For Illustrative Purposes Only.

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### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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