



# to let

commercial

## Unit 4 Chatsworth Technology Park, Dunston Road, Chesterfield

Modern two storey office accommodation






**ROY PETERS ESTATES**

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## Unit 4 Chatsworth Technology Park, Chesterfield

The accommodation comprises of approximately 1,600 ft<sup>2</sup> located on the ground and first floor. The ground floor provides reception two offices but can be split into three kitchen and WC's, the first floor provides an open plan floor space with a glazed meeting room to the front. The property benefits from gas central heating, aluminium framed double glazed windows and air conditioning.

The property is located just off the A61 ring road providing good access to Sheffield and the M1 motorway both north and south.

### Rent

£16,500 pa exclusive of VAT at the prevailing rate.

### Business Rates

The premises is listed on the Valuation Office website as having a Rateable Value of £13,750 pa. *Please contact Chesterfield Borough Council directly to confirm the Rates Payable and any relief you may be entitled to.*

### Accommodation

Ground floor 781 ft<sup>2</sup>  
1st floor 826 ft<sup>2</sup>

### Location

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

Available on request

### VAT

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

### Legal costs

Each party to bear their own costs.

#### MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.



### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

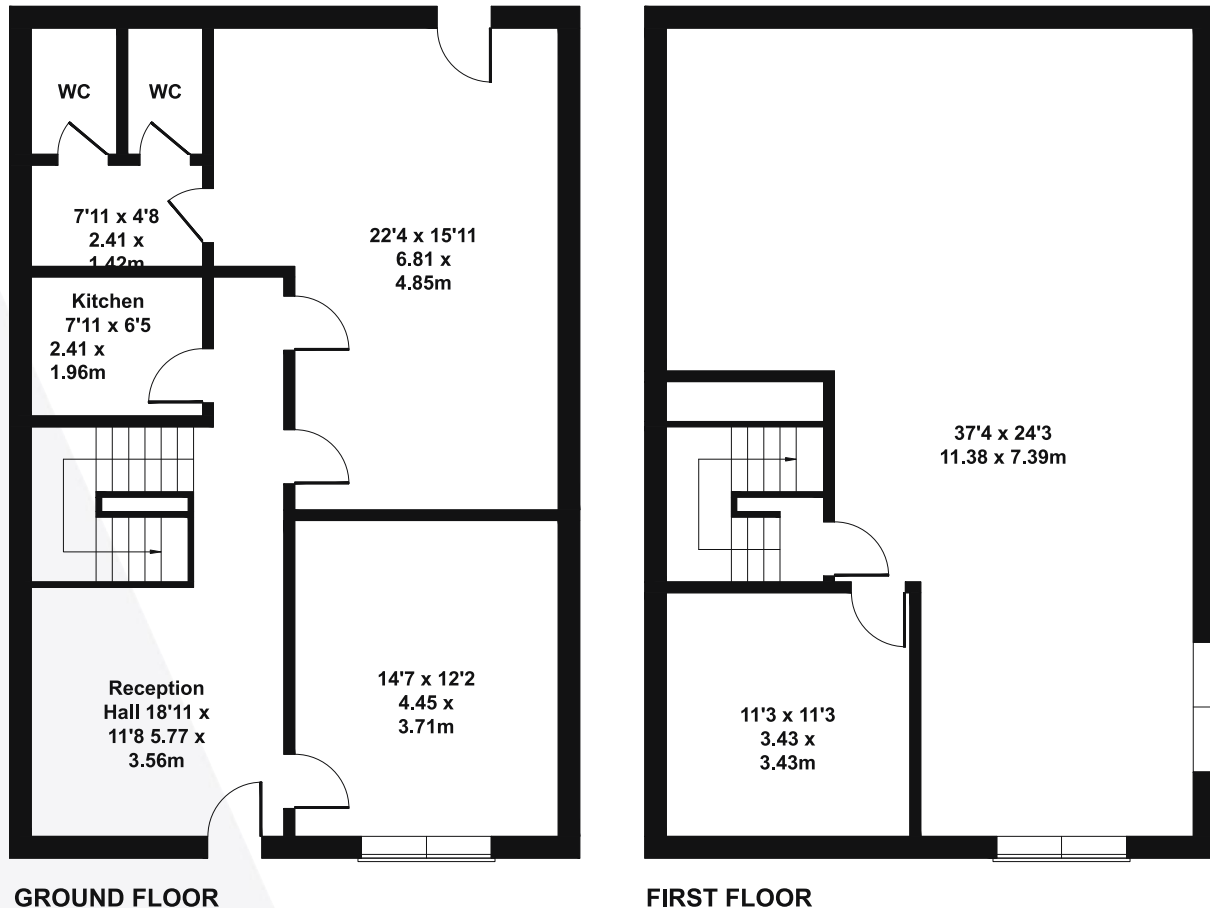
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## Floorplan



GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area  
1817 sq ft - 169 sq m

Not to Scale.  
For Illustrative Purposes Only.

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