



PROMINENT OFFICE PREMISES TO LET
57-59 Saltergate, Chesterfield, S40 1UJ
£25,000 per annum



* THREE STOREY PREMISES * 3,745 SQ.FT. (348 SQ.M.) * OFFICE ACCOMMODATION * CENTRAL CHESTERFIELD * AVAILABLE IMMEDIATELY * FLEXIBLE LEASE TERMS * OUTDOOR SPACE & PARKING

A fantastic opportunity to rent a spacious prestigious period property in the heart of Chesterfield. This Grade II listed premises (formerly two properties) feature an elegant brick frontage in keeping with historic town aesthetic of its central location near the recently revitalised Knivesmith Gate.

Internally this flexible office space comes with a modernised interior, incorporating 16 individual offices together with large reception, meeting room and kitchen. It has installed a gas central heating and alarm system.

On the ground floor, the entrance opens to a large and open reception area, which can be used as additional office space if required. On the other side of the hallway is the beautiful wood panelled conference room, perfect for meetings of all kinds being centrally located and with easy access in and out of the building. There are 4 further offices and staff kitchen facilities on this floor.

There is a huge amount of space which can be configured to suit individual or multiple business needs having external doors (2 with road frontage) and 2 independent staircases allowing controlled access around the building. The first and second floors include several offices in a range of sizes to suit multiple functions and workplace set-ups. There are also toilet facilities on each floor and a fully air-conditioned server room.

The property is fully cabled for broadband, phone and internet networks.

There are two basement rooms perfect for storage, accessed from two separate staircases. One basement houses the central heating boiler.

The rear of the property has an outside area with private parking and large lockable gates.

Location

The Property's location on Saltergate in central Chesterfield affords easy access to all the amenities the town centre has to offer. Saltergate itself is the home to several law practices, accountancy firms and charities, and less than 5 minutes' walk away are the banking quarter of Glumangate and Chesterfield Market.

Access to the property is excellent, with private parking and the new Saltergate multi-storey car park to the rear. For longer journeys, Chesterfield Train Station is only a ten-minute walk away providing excellent connectivity.

Accommodation

Ground Floor

6 offices to include reception area, meeting room, WC & kitchen
1,383 sq.ft.

First Floor

8 Offices and WC
1,522 sq.ft.

Second Floor

4 Offices, WC & Server Room
840 sq.ft.

Total Net Office Space

Approx. 3745 sq.ft.

Gross Area

Approx 5500 sq.ft.

Basement Storage

287 sq.ft.

Services

All mains services are connected and gas fired central heating installed.

Lease

Flexible Lease terms for suitable tenant.

Business Rates

Current Rateable Value is £26,000 (2023 to present)

Legal Costs

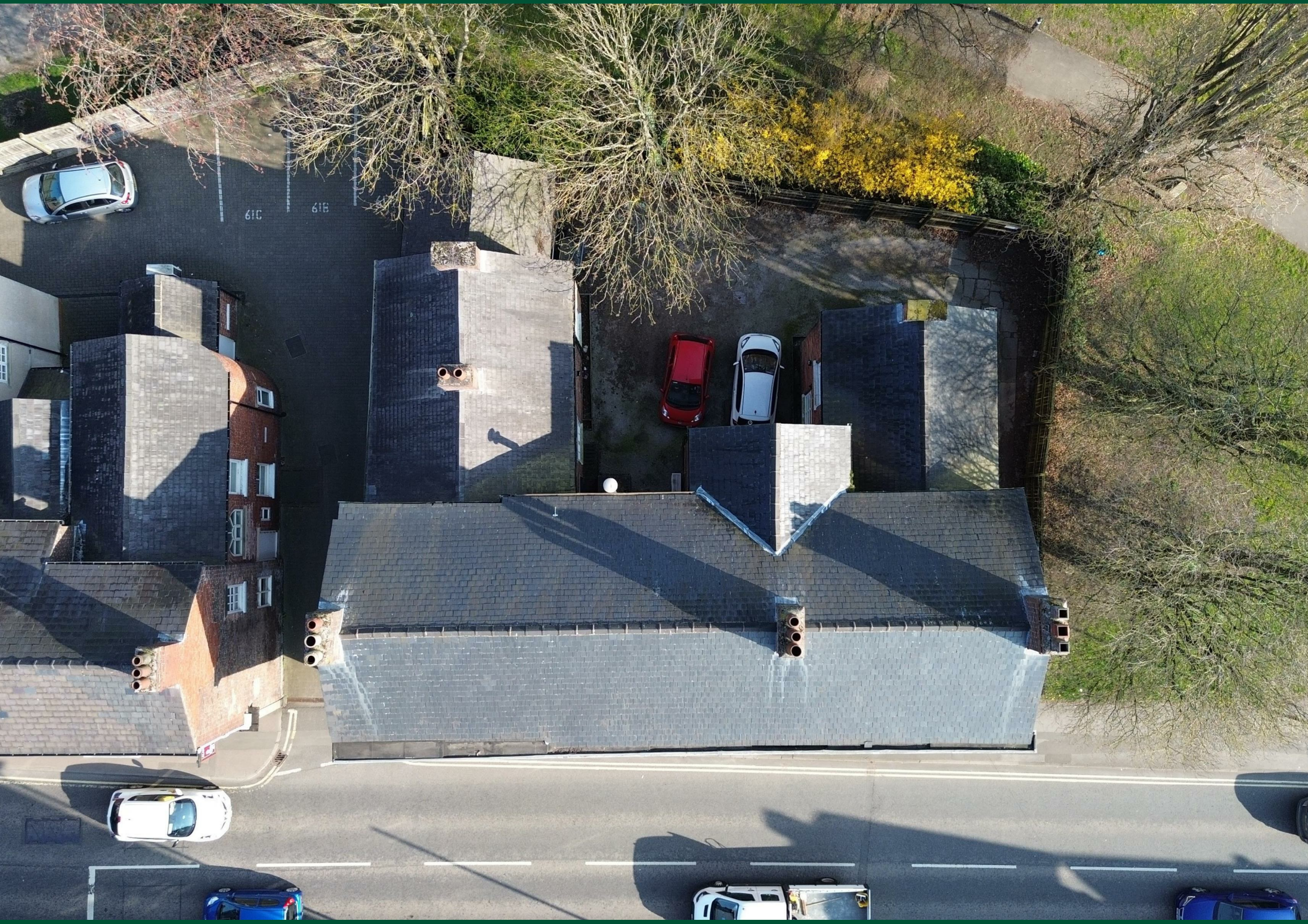
Each party to be responsible for their own professional and legal costs incurred in this transaction.

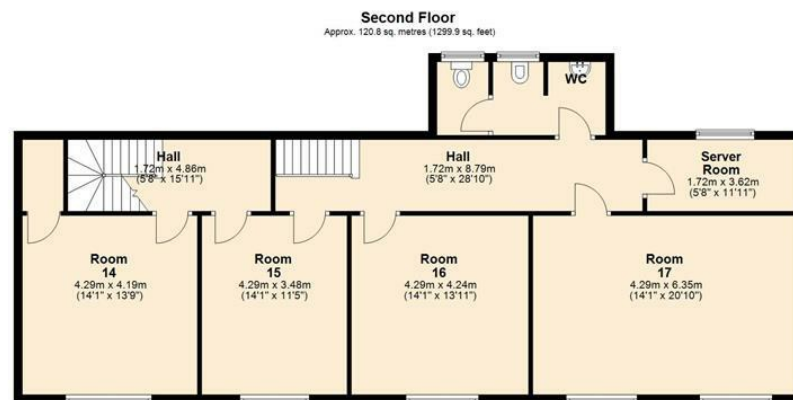
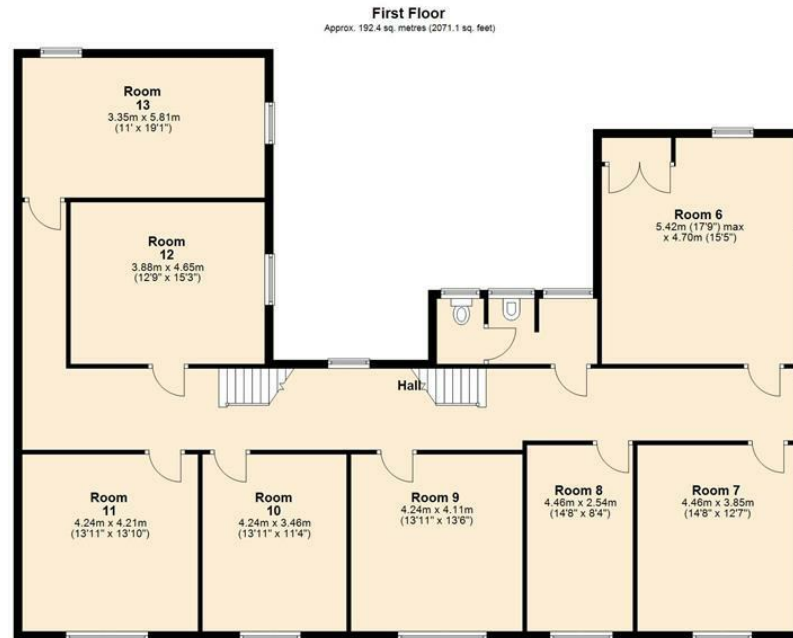
Viewing

Strictly through the agents 01246 232156

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Total area: approx. 511.5 sq. metres (5505.9 sq. feet)