



35/37 Holywell Street, Chesterfield, S41 7SH
£15,000 Per annum



* Prominent and Thriving Town Centre Position * Approx 2077 sq.ft. of First & Second Floor Office Accommodation * Close to Train and Bus Stations * Adjacent to Thriving Businesses * Available Immediately * Practical and Versatile Layout with Kitchen, Store Room & WC

We are delighted to offer this fantastic opportunity to take over the occupation of this fantastically positioned first and second floor office space. The premises are within walking distance to Chesterfield train station which gives excellent links to London St Pancras in less than 2 hours.

Chesterfield is also extremely well served by the busy bus station which offers further public transport links by National Express to 14 cities including London and Leeds.

The premises were previously occupied by a local training facility but are now available for immediate occupation.

Please contact Rachael or Marc to arrange a suitable time to view on 01246 232156

Call now to view 01246 232156



Location

The premises are situated on the Eastern side of the town centre, close to the 'Donut' car park, adjacent to local businesses and easily accessible by public transport facilities.

Ground Floor Accommodation

The premises are accessed through the main doorway which is positioned between two other commercial premises on Holywell Street.

First Floor Accommodation

Office

15'1" x 21'4" (4.60m x 6.52m)
With two windows to front elevation.

Inner Lobby/Hallway

With stairs to first floor accommodation and doors to:

Office

13'1" x 11'10" (approx) (4m x 3.61m (approx))
With window to side elevation.

Kitchen

12'5" x 8'10" (approx) (3.80m x 2.70m (approx))
Having fitted storage cupbaords, sink unit and space for under counter fridge. Also having window to rear elevation.

Office

47'10" x 19'8" (approx) (14.60m x 6.00m (approx))
Spanning the full depth of the premises and having windows to side elevation.

Second Floor Accommodation

Office

Built in-to the eaves and having two skylight windows.

Lease

The premises are offered on a flexible lease to suit individual requirements.

Rateable Value

£12,000

EPC Rating

78/D

Important Note

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or

oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

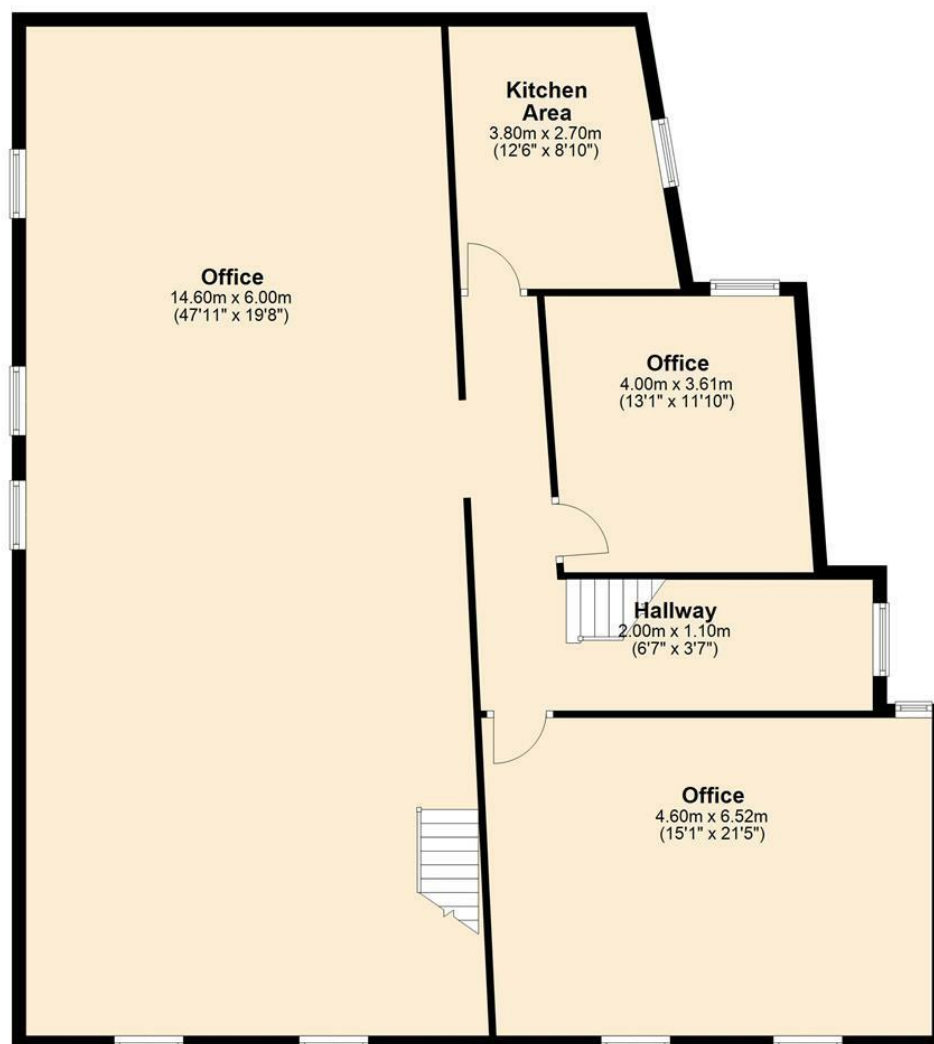
7.Alterations to the details may be necessary during the marketing without notice.





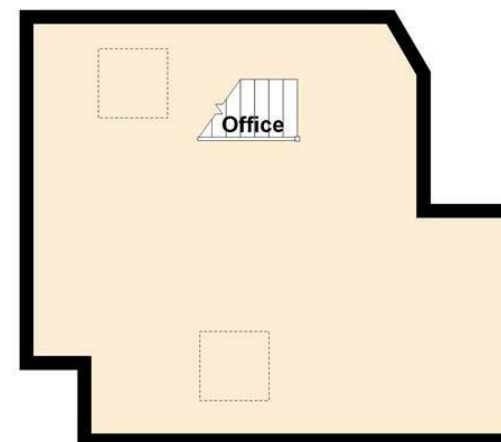
First Floor

Approx. 166.6 sq. metres (1792.8 sq. feet)



Second Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 202.3 sq. metres (2177.4 sq. feet)