

TO LET



PART FIRST FLOOR OFFICE SUITE

162.58m² (1,750ft²)

ASHGATE MANOR MEDICAL CENTRE
ASHGATE ROAD
CHESTERFIELD
S40 4AA

- Fitted to a high standard
- Premises with communal facilities

LOCATION

The property is located on the south side of Saltergate at the junction with Foljambe Road/Compton Street in the centre of Chesterfield. Chesterfield is a market town in the borough of Derbyshire, 24 miles north of Derby and 19 miles south of Sheffield. All of the usual facilities are readily available.

DESCRIPTION

The property comprises one office suite on the first floor within a purpose built medical centre. The medical centre is fitted out to a high standard throughout and does include disabled access and communal WC facilities.

The office suite is open plan, fitted out to a high standard with suspended ceilings and heated/cooled by a modern air conditioning system. It has recently been redecorated and recarpeted. There are no kitchen facilities but there is a water supply should any incoming tenant wish to install their own.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

1st Floor Suite 162.58m² (1,750 sq ft)

LEASE

The suite is available for a lease term to be agreed for an initial rent of **£18,000pa**.

SERVICE CHARGE

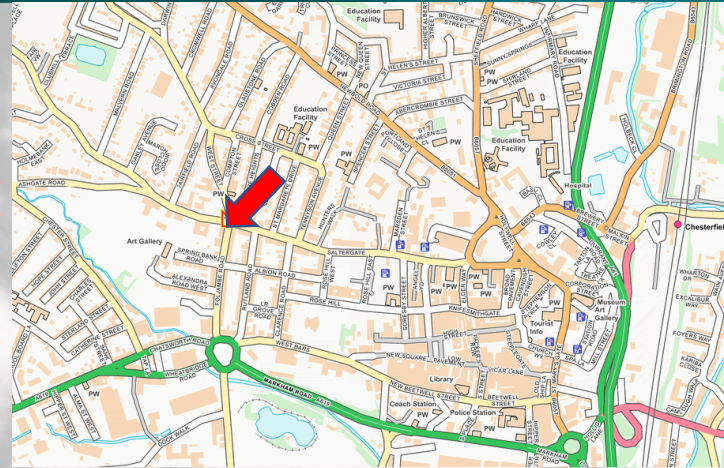
Approximately £3,950pa.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

BUSINESS RATES

TBC.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Matt Styles

(email: matthew.styles@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: January 2024