



## Modern, detached two storey premises 2,246 - 4,528 Sq Ft (208.65 - 420.65 Sq M)

- Available as a whole (or can be split)
- 30 parking spaces
- Good access to A61 (Sheffield ) and M1

# Modern, detached two storey premises

## 2,246 - 4,528 Sq Ft (208.65 - 420.65 Sq M)

### Location

Dunston Court is situated in a desirable, established business destination and is surrounded by a number of high profile local businesses. It is located within Dunston, a suburb of Chesterfield and is itself a market town. Sheepbridge lies directly to the north and east. Dunston Road leads south to join the A61 with direct links to Sheffield. The M1 can be accessed from J29 nearby. Occupiers enjoy on site dedicated parking.

### Description

2 Dunston Court is a detached pavilion style two storey office in an easily accessible location near Chesterfield. The property is part of a self contained office park with 4 offices arranged around a landscaped estate.

Internally the accommodation is arranged over 2 floors as follows:

- > The ground floor currently provides a reception, boardroom, meeting rooms and an open plan office space
- > The first floor is largely open plan offices with a couple of small office/meeting rooms
- > The property is carpeted throughout, with plastered and painted walls, suspended ceilings, lighting and air conditioning.
- > There are kitchens and communal WCs on both floors.
- > There are 30 on site parking spaces

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground	2,264	210.33
First	2,264	210.33
<b>TOTAL</b>	<b>4,528 SQ FT</b>	<b>420.65 SQ M</b>

### Terms

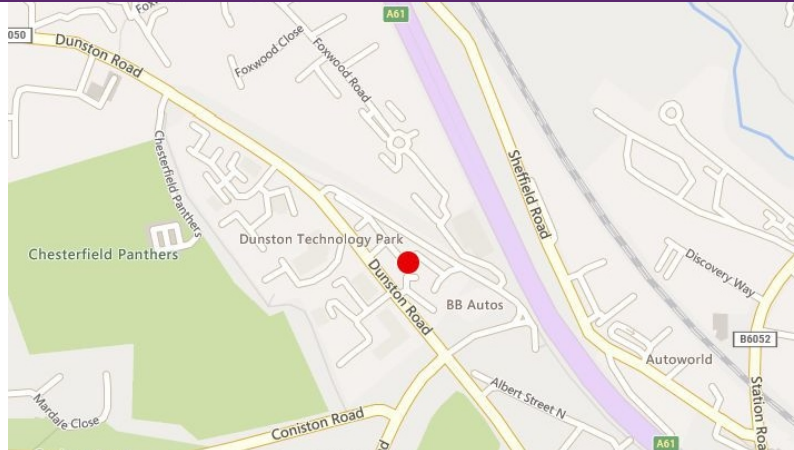
To be let by way of a new FRI lease on terms to be agreed. Available as a whole or on a floor by floor basis.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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