



## High Quality Central Offices Size 3,325 – 6,650 sq ft (309 – 617.8 sq m)

- Prominent Location Close to Chesterfield Town Centre
- Excellent Access to M1, J29
- High Quality Office Accommodation
- Excellent nearby staff facilities and transport links

# High Quality Central Offices – To Let

## Size 3,325 – 6,650 sq ft (309 – 617.8 sq m)

### Location

Chesterfield, located in the county of Derbyshire, lies approximately 20 km (12 miles) south of Sheffield and 49 km (30 miles) north of Derby.

The town occupies a strategic location at the intersection of the A617, A619 and A61. Both the A617 and A61 provide a direct route to the surrounding motorway network. Spire Walk is the major gateway point into the town from J29 of the M1, which is located within a 3 minute drive to the East.

### Description

Spire Walk is a modern multi-tenanted office building constructed in 2008. The available accommodation is a first floor office suite, accessed via the impressive shared entrance area.

The property benefits from the following:-

- Fully open plan office areas
- Suspended Ceilings
- Electronic door access system
- Raised Access Flooring
- Kitchen facilities
- Intruder and Fire alarm
- WC facilities

### Accommodation

The current availability is as follows:

Description	Sq Ft	Sq M
Part 1 <sup>st</sup> Floor	3,325	308.9
2 <sup>nd</sup> Floor	3,325	308.9
<b>Total</b>	<b>6,650</b>	<b>617.8</b>

### Terms

The property is available to let floor by floor, by way of a new lease on terms to be agreed.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Further Information

All Enquiries through the sole letting agents, CPP.

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### Date of Particulars

October 2019



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