



High Quality Centrally located Office Suites 2,776 - 6,376 Sq Ft (257.89 - 592.33 Sq M)

- Landmark office in prominent location
- Refurbished office suites
- Good quality, economical office suites

High Quality Centrally located Office Suites

2,776 - 6,376 Sq Ft (257.89 - 592.33 Sq M)

Location

This property is a landmark building located in Chesterfield town centre on the popular Lordsmill Gate roundabout. The A61 dual carriage way is access directly from Lordsmill Gate, providing access to the North and into Sheffield within 7 miles via the Dronfield Bypass.

Junction 29 of the M1 motorway is also easily access via the A617 dual-carriageway.

Description

This landmark building in Chesterfield is nearing completion of a substantial refurbishment programme, to provide good quality offices suites, with their own dedicated entrance fronting Lordsmill roundabout.

With 2 floors now remaining, the office suites are fully refurbished and include high quality kitchen areas, refurbished WC's an element of partitioning and open plan working areas.

There are 2 dedicated passenger lifts serving all floors and car parking available by way of a separate agreement.

The property can be viewed immediately.

Current Availability:

1st Floor Markham Wing - 2,776 sq ft

4th Floor Lordsmill Wing - 3,600 sq ft

Accommodation

DESCRIPTION	SQ FT	SQ M
1st Floor	2,776	257.89
4th Floor	3,600	334.44
TOTAL	6,376 SQ FT	592.33 SQ M

Terms

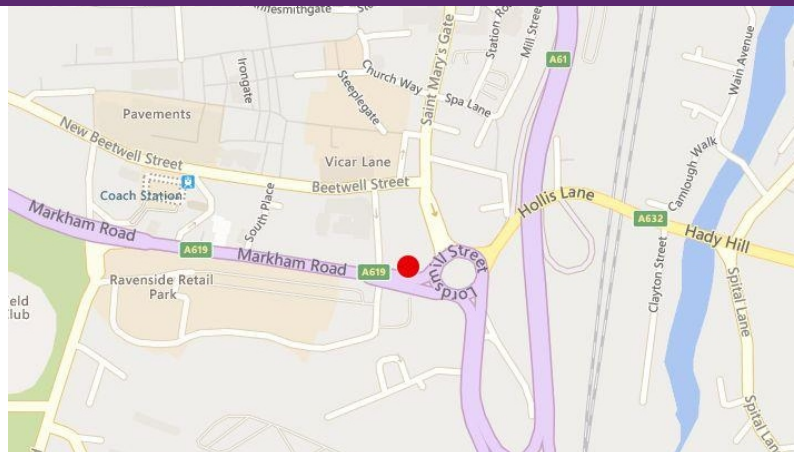
Suites are available on new lease terms to be agreed.

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

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cpp.uk

T:

M:

E: _

March 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.