



First floor office suite 1,000 Sq Ft (92.9 Sq M)

- Newly refurbished
- Available from June 2024
- Popular town centre location

First floor office suite

1,000 Sq Ft (92.9 Sq M)

Location

Lordsmill Street is conveniently located near the A61, providing easy access to major road networks including the M1 motorway. This ensures swift connectivity to nearby cities such as Sheffield, Derby, and Nottingham.

The area is well-served by public transport, with several bus routes passing through and Chesterfield railway station just a short walk away. The station offers regular services to major destinations, including direct trains to London, Sheffield, and Manchester.

Description

An excellent opportunity to let a newly refurbished first floor office suite.

The office suite measures approximately 1000sq.ft, and benefits from aluminium double glazed windows and doors, together with LED lighting, electric heating, air conditioning, and dado trunking.

Access to the office suite is provided via a secure intercom door system, with the accommodation also comprising of a WC and kitchenette.

Accommodation

DESCRIPTION	SQ FT	SQ M
1st Floor	1,000	92.9
TOTAL	1,000 SQ FT	92.9 SQ M

Terms

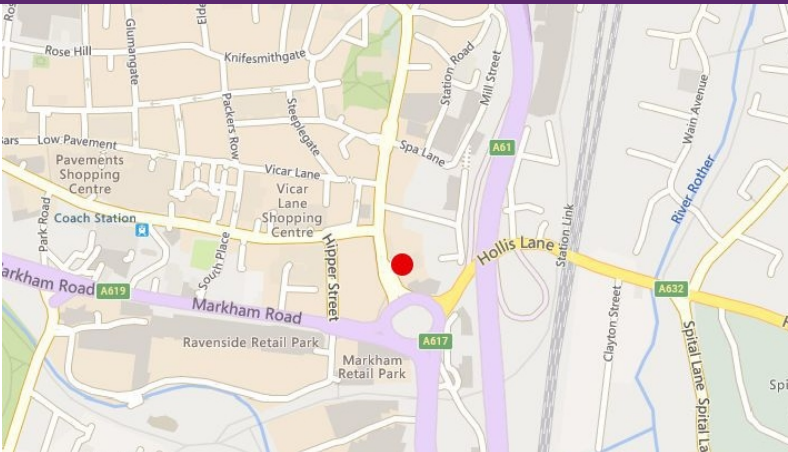
Available on new lease terms to be agreed.

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
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