



Self Contained Grade II Listed Office Property 5,347 Sq Ft (496.74 Sq M)

- Direct access to A61 towards Sheffield or J29 M1
- Short walk from Chesterfield Train Station
- Excellent nearby Town Centre amenities and transport links

Self Contained Grade II Listed Office Property

5,347 Sq Ft (496.74 Sq M)

Location

The subject premises front the A632 Hady Hill, which is a busy arterial route leading into Chesterfield Town Centre. The nearby A61 gives easy access to Sheffield, similarly the A617 leads to Junction 29 of the M1. Chesterfield train station is also only a short walk away.

Description

The property comprises a detached, 2 storey, Grade II Listed office building, in a prominent location.

The property is entered by way of a large entrance hall, fronting the main road, or there is access via the rear of the building, from the car park.

The ground floor has a reception/entrance room and several private offices and meetings rooms. the first floor currently has a number of training rooms in situ, but could easily be reinstated back to an open plan, providing a large working environment.

The property benefits from the following: -

- Perimeter trunking
- Kitchen facilities
- Passenger Lift
- DDA level access
- Intruder and Fire alarm
- Suspended ceiling
- Gas central heating
- 20 car parking spaces, plus on street parking available
- Male, female and disabled WC's

Accommodation

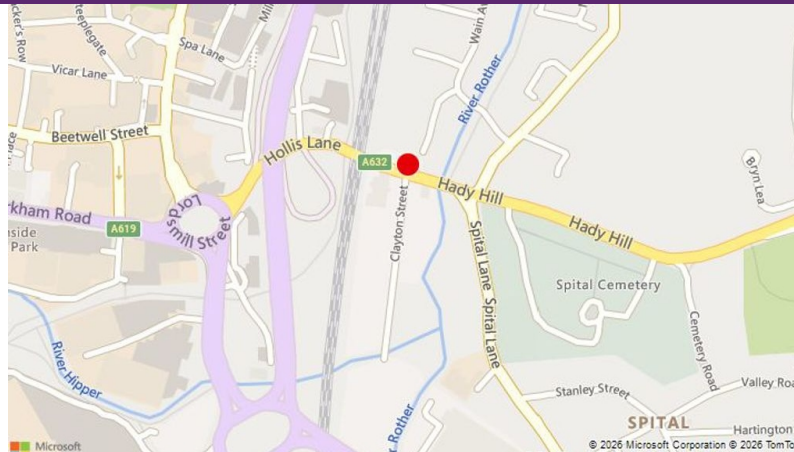
DESCRIPTION	SQ FT	SQ M
Ground Floor	2,270	210.88
First Floor	2,629	244.23
Second Floor	448	41.62
TOTAL	5,347 SQ FT	496.74 SQ M

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 Alfie Broughton
 T: 0114 270 9163 T: 0114 2738857
 M: 07506 119 770 M: 07887 492745
 E: rob@cpp.uk E: Alfie@cpp.uk

May 2026



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.