commercial property consultants

TO LET



PART FIRST FLOOR OFFICE SUITE 162.58m² (1,750ft²)

ASHGATE MANOR MEDICAL CENTRE ASHGATE ROAD CHESTERFIELD S40 4AA

- Fitted to a high standard
- Premises with communal facilities

0161 833 9797 www.wtgunson.co.uk

1 King Street Manchester M2 6AW Email: agency@wtgunson.co.uk

wtgunson

commercial property consultants

LOCATION

The property is located on the south side of Saltergate at the junction with Foljambe Road/Compton Street in the centre of Chesterfield. Chesterfield is a market town in the borough of Derbyshire, 24 miles north of Derby and 19 miles south of Sheffield. All of the usual facilities are readily available.

DESCRIPTION

The property comprises one office suite on the first floor within a purpose built medical centre. The medical centre is fitted out to a high standard throughout and does include disabled access and communal WC facilities.

The office suite is open plan, fitted out to a high standard with suspended ceilings and heated/cooled by a modern air conditioning system. It has recently been redecorated and recarpeted. There are no kitchen facilities but there is a water supply should any incoming tenant wish to install their own.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

1st Floor Suite 162.58m² (1,750 sq ft)

LEASE

The suite is available for a lease term to be agreed for an initial rent of **£18,000pa**.

SERVICE CHARGE

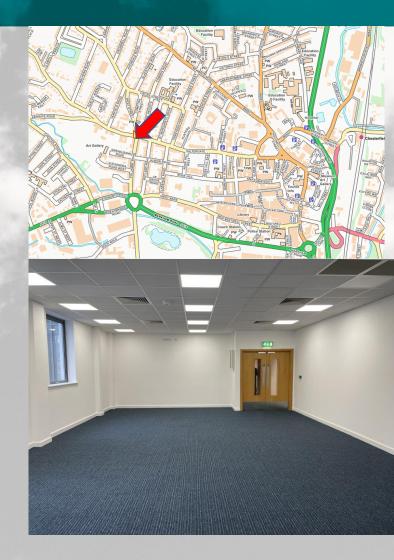
Approximately £3,950pa.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

BUSINESS RATES

TBC.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Matt Styles (email: matthew.styles@wtgunson.co.uk)

Tel: 0161 833 9797 Date of Preparation: January 2024



increase particulars are produced in good raith, are set out as general guide only and do hot constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but nust satisfy themselves as to the correctness of each of them. Reproduced by courtesy of he controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co td and/or The Automobile Association. For identification purposes only. **0161 833 9797** www.wtgunson.co.uk