

**fisher  
german**

# The Loose Box

Hathersage Business Centre

Hathersage, Hope Valley, Derbyshire, S32 1BB

Leasehold  
Business Centre

1,630 Sq ft (151.43 Sq m)



**To Let** | £26,000 pa





## Key information

- **Superfast FTTP broadband capability**
- **24hr on-site secure parking and CCTV**
- **Cat 6A cabling throughout for data and telephony, with fibre optic connection to the exchange**
- **Eco-friendly underfloor heating (from air-source heat pumps), high levels of insulation and good BREEAM energy efficiency rating**
- **Meeting room facilities (20% discount to residents)**

## Location

The property is located in Hathersage; a village located in the Peak District. The village primarily comprises of residential dwelling and tourist amenities including cafes, bars and outdoor swimming pool.

The property benefits from close proximity to Sheffield, approximately 11 miles northeast of the property. The property is well connected via the A57, approximately 4 miles north of the property and the M1 motorway, approximately 17 miles northeast.

## Description

The property is located within Hathersage Business Centre and comprises of grade II listed buildings, converted into office suites.

The Loose Box comprises of office accommodation over two floors; the ground floor hosts an entrance way with large open plan space leading to a further large office room. The ground floor also hosts a kitchenette facility and two WCs. The first floor provides a large open plan office with further connecting office. In addition, there is a private office / conference room.

The property is finished to a high specification throughout with neutral decor, LED strip lighting and carpeting.

The site is fitted with 24hr on-site CCTV, and the unit is allocated 4 car parking spaces.

## Further information

### Guide Price

£26,000 per annum exclusive

### Tenure

Leasehold

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is B (48)

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

## Locations

### The Loose Box

Hathersage Business Centre, Hathersage  
Hope Valley, Derbyshire, S32 1BB

What3Words:///pretty,needed.chill

Sheffield	10 miles
Manchester	30 miles
Derby	38 miles

### Nearest station

Hathersage 0.3 miles

### Nearest airport

Manchester 28 miles

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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