

2 The Coach House

Hathersage Business Centre

Hathersage, Hope Valley, Derbyshire, S32 1BB

Leasehold
Business Centre

1,050 Sq.ft (97.5 Sq.m)



To Let | £POA



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.

2 The Coach House comprises two open plan rooms over two floors, with access to the shared courtyard garden. The property is fitted with LED strip lighting, raised flooring on the ground and first floor, alongside plaster painted walls with exposed beams and brickwork.

The property is accessed via shared atrium, with shared kitchenette and WC facilities. The site is fitted with 24hr on-site secure parking and CCTV.

Further information

Asking Price / Rent

Price on Application

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.

Location

2 The Coach House, Hathersage Business Centre, Hathersage, Hope Valley, Derbyshire, S32 1BB

What3words: ///pretty,needed.chill

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

Locations

| | |
|------------|----------|
| Sheffield | 10 miles |
| Manchester | 30 miles |
| Derby | 38 miles |

Nearest station

Hathersage 0.3 miles

Nearest airport

Manchester 28 miles

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

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Jess Berry

01302493699

07816 264496

Jess.Berry@fishergerman.co.uk



Charlie Wood

01302 243903

07808 473962

Charlie.Wood@fishergerman.co.uk

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Particulars dated June 2025 Photographs dated June 2025.



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