



SMC
Brownill
Vickers

To Let

Attractive Character Offices just north of
Chesterfield town centre ideal for professional
office use, consulting, medical, etc

£12,750 per annum

388 Brimington Road, Chesterfield, S41 0TF

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- Good quality office space across ground and first floor plus basement storage
- 2 miles North of Chesterfield Town Centre and 11 miles South of Sheffield City Centre
- Located approximately 7 miles from Junction 29 & 30 of the M1 Motorway.
- Available on a new lease
- On site parking for approximately 9 vehicles



Description

The property provides good quality office space with two large double bay windows to the front elevation. Internally the property includes four front office space and rear ancillary space, plus further useful basement storage. To the side and rear is a good sized car parking area to accommodate approximately 6 to 9 vehicles depending on size of vehicle. The property also benefits from upvc double glazed windows.

Location

Prominently located on Brimington Road near the junction with Rother Way (A619). Approximately 2 miles north of Chesterfield town centre and 11 miles south of Sheffield city centre. Located in a mainly residential area, however Tesco, Sainsbury's and Chesterfield Football Ground are within close proximity.

Well served by having several business support facilities close by. These include, amongst others, the Casa Hotel offering facilities including restaurant and extensive facilities of a large business conference centre, Tapton Park Innovation Centre offering small but high quality business conference facilities, a large Premier Inn offering budget accommodation and dining facilities.

Just over 1 mile from Chesterfield Station which provides good links to Sheffield (train journey approximately 15 minutes), Nottingham (approximately 40 minutes) and London (just under 2 hours). The property is also approximately 7 miles from Junction 29 of the M1 and a similar distance to Junction 30 of the M1.

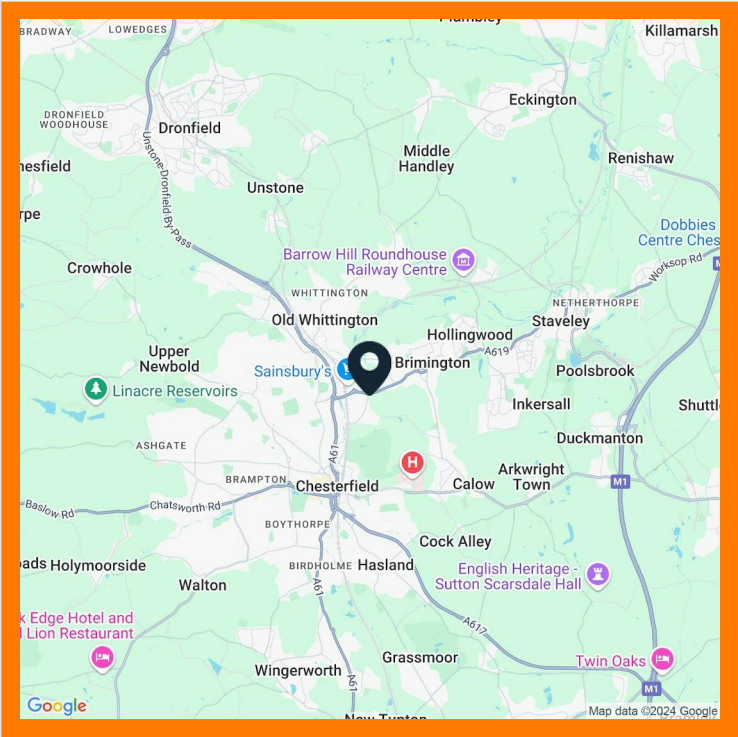
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	551	51.19
1st	496	46.08
Basement	179	16.63
Total	1,226	113.90

Services

Connections to mains gas, water, electric and drainage. The property is heated with gas central heating. The property also has an intruder alarm and fire alarm.



Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the office is rated as follows:-

Address: 388, Brimington Road, Chesterfield, Derbyshire, S41 0TF
Description: Office and premises
Rateable Value: £9,900

An incoming tenant should qualify for small business rate relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The property is understood to have a planning use for Use Class B1 (Offices), now known as Class E under the changes to the Use Class Order effective from 1st September 2020. The property may have potential for office, consulting, medical/health or related uses.

We would recommend interested parties make independent enquiries to check their proposed use.

Lease Terms

The property is available on a new lease on terms to be agreed, tenant responsible for repair, decoration, property insurance, rates (small business rate relief should apply), and utility charges.

Rent

£12,750 pa. Rent to be payable quarterly in advance. We are informed VAT is NOT payable on the rent.

Commute / Travel

Chesterfield train station: 4 minutes (road), 20 minutes (walking)
Sainsburys, Chesterfield: 2 minutes (road), 5 minutes (walking)
Sheffield city centre: 20 minutes (road)
Nottingham: 40 minutes (road)

Business Rates

Rateable Value of £9,900 Small business rate relief should apply to an incoming tenant

Energy Performance Certificate

E (105)

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