

## Town Centre Offices

**88.32 -442.19 sq m** (951-4,760 sq ft)

West Bars House, West Bars, Chesterfield S40 1AQ

### To Let



- Prominent position
- Open plan offices
- Flexible lease terms
- Incentives available



## Town Centre Offices

West Bars House, West Bars, Chesterfield S40 1AQ

### Location

The subject property is located on West Bars to the east of Chesterfield Town Centre, and within walking distance of The Pavement Shopping Centre and the Market Place.

Chesterfield is a market town lying 24 miles north of Derby and 11 miles south of Sheffield.

### The Property

The property comprises a substantial four-storey semi-detached building, constructed of brick elevations beneath a flat roof with metal frame windows.

The property offers three suites which can be let individually or combined.

The suites provide predominantly open plan accommodation with shared toilet facilities on each stairwell.

### Accommodation

Measured on a net internal basis, the suites provide the following approximate floor areas, measured in accordance with the RICS Code of Measuring Practice:-

First Floor	88.32 sq m	(951 sq ft)
Second Floor	99.67 sq m	(1,073 sq ft)
Third Floor	254.20 sq m	(2,736 sq ft)

### Services

The property is served by mains electricity and water, but we can provide no warranty with regard to the capacity or connectivity.

### Town & Country Planning

The property has consent for use within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

### Rates

Charging Authority:	Chesterfield Borough Council
Description:	Offices and premises
Rateable Value:	1 <sup>st</sup> Floor: £7,200
	2 <sup>nd</sup> Floor: £6,800
	3 <sup>rd</sup> Floor: £12,250

### Terms

The premises are available to rent on an internal repairing and insuring lease for a term of years to be agreed.

### Rent

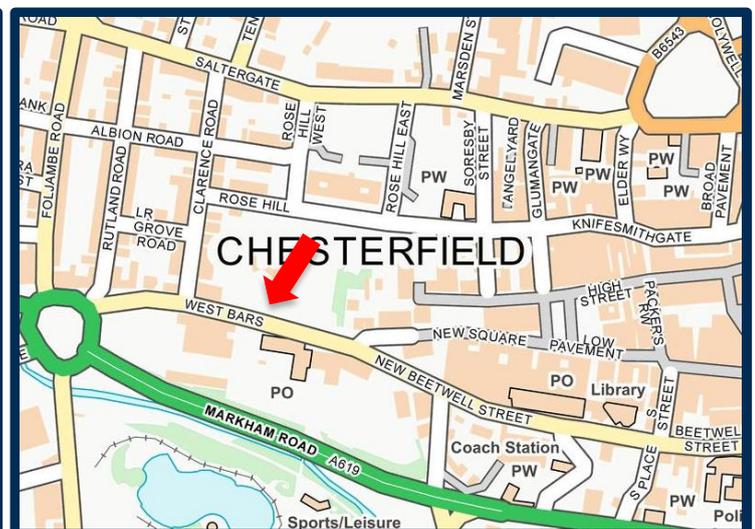
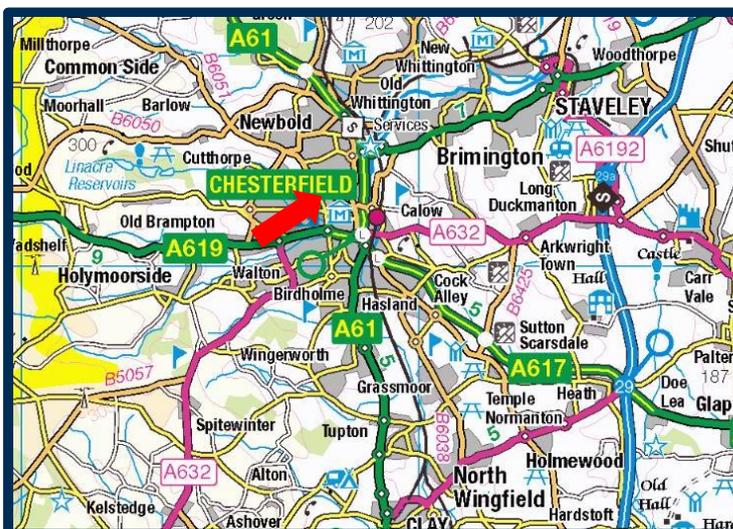
£8.00 per sq ft.

### Service Charge

A service charge will be levied to cover the maintenance and upkeep of the common parts of the building.

### VAT

VAT is not applicable.



### Viewing

Strictly by prior appointment  
with the sole agents.

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SUBJECT TO CONTRACT

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