

**TO
LET**



Office space within purpose built Medical Centre

72m² (775ft²)

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

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.

General 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. There is a small kitchenette included within the office space.

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 72m² (775ft²)

Lease

The suite is available for a lease term to be agreed for an initial rent of £16,500 pa

Service Charge

Approximately £1,320 pa.

Business Rates

The property is assessed for rating purposes with a Rateable Value of £8,000. Therefore, the property will qualify for Small Business Rates Relief.

All usual enquiries should be made to Derbyshire County Council.



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:

WT Gunson for the attention of Sam Beckett

(Email: sam.beckett@wtgunson.co.uk)

Date of Preparation 18/07/2017

