

Coney Green Business Centre, Wingfield View, Clay Cross, Chesterfield, S45 9JW

**TO LET**

High quality modern serviced offices with shared amenities and break out areas.

Incentives available.

OVERVIEW

Rents inclusive of service charge (rental incentive available).

Superfast broadband.

Tenant access 24 hours a day by arrangement.

24hr CCTV (common areas).

Fenced and gated site, ample shared parking.

Lift access to first floor.

Some ground floor suites benefit from independent access into the car park, with direct access into the suites.

LOCATION

Clay Cross is a small town located in the District of North East Derbyshire which offers a recently opened Tesco Superstore, local Hospital and most local amenities. The Coney Green Business Centre is located on a small business park approximately 1.2 miles (1.9 km) to the east of the town centre of Clay Cross.

Coney Green is easily accessible via the road network providing direct access onto the A6175 which leads to J29 of the M1 motorway approximately 4.5 miles (7.2 km) to the north east and the A61 which links Chesterfield 6.1 miles (9.8 km) to the north and Alfreton 6.6 miles (10.6 km) to the south.

The city of Sheffield is located approximately 18 miles (28.9 km) to the North and the city of Derby is approximately 20 miles (32.2 km) South.

DESCRIPTION

Coney Green Business Centre comprises a purpose built business centre providing 59 serviced office suites and 10 hybrid workshops. The property is built of cavity brick walls beneath a pitched roof.

Offices are finished to a good standard and offer carpet flooring, painted walls, suspended ceilings and gas central heating.

The offices are accessed via the manned business centre reception that also gives access for visitors. Shared kitchen, WC, shower facilities and break out areas are provided. Most suites benefit from data cabling, trunking and a good supply of power points and an individual office alarm.

Personnel services including the answering of telephone calls, photocopying and franking. Conference and training rooms can be hired as required for an additional cost (accommodating up to 70 people).

ACCOMMODATION

Please see the attached availability schedule or call for more details.

PLANNING

The property currently benefits from B1 (Business) planning use. Units may be suitable for alternative uses subject to planning. All planning enquiries should be directed to the local authority.

SERVICES

Each suite benefits from sub-metered electricity supply with each tenant being re-charged accordingly for electricity used.

1GB Broadband is provided through Virgin - charges available upon request. 1 handset and DDI is inclusive.

BUSINESS RATES

Each available unit has been assessed and rated by the Valuation Office. For further information about the rateable value, the rates payable and any discounts which may be applicable in particular circumstances, please contact NE Derbyshire District Council on 01246 231111.

SERVICE CHARGE

The rent is inclusive of service charge.

The services provided are; water, heating and lighting, security, shared facilities previously mentioned, cleaning of common areas and grounds maintenance.

TENURE

The premises are offered to let by way of a standard lease with terms typically being an initial period of 3 years. The landlord may consider a break option effective after the first 6 months subject to terms and status.

Tenants will be responsible for internal repair, maintenance and decoration with external and common area repairs, maintenance and decoration being covered by the service charge.

PRICE

Please see the attached availability schedule for individual prices of suites.

VAT

All figures are quoted exclusive of VAT. We understand VAT will be payable on the rent and service charge at the prevailing rate.

LEGAL COSTS

A standard lease has been prepared by the landlord and is available to view upon request. The ingoing tenant will be responsible for the landlord's legal costs for preparing this lease document. Please contact the agent for more information.

VIEWING

Accompanied internal inspections are to be arranged by prior appointment with BB&J.

CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING



PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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