

THE HQ

BOYTHORPE ROAD
CHESTERFIELD
DERBYSHIRE
S49 1HQ



TO LET STYLISH CONTEMPORARY OFFICE BUILDING WITH SUITES FROM **394 - 32,877 SQ.FT** (37 - 3,054 SQ.M)

- FULLY REFURBISHED
- 150 PARKING SPACES WITH PARKING RATIO OF 1:294 SQ. FT (APPROX.)
- FLEXIBLE SPACE AND FLEXIBLE TERMS
- SELF-CONTAINED BUILDING ON SECURE SITE
- CLOSE TO CHESTERFIELD TOWN CENTRE & ALL AMENITIES

ENTER



BOYTHORPE ROAD
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- **FOUR STOREY OFFICE BUILDING TOTALLING 44,000 SQ. FT (4087.60 SQ. M)** Approx.
- **FLOOR PLATES OF 11,000 SQ. FT (1,021.90 SQ. M)** Approx. **SUITABLE FOR SUBDIVIDING INTO SMALLER SUITES**
- **394 SQ. FT TO 785 SQ. FT SUITES AVAILABLE FROM Q2 2021**
- **DDA COMPLIANT**
- **RAISED ACCESS FLOOR**
- **AIR CONDITIONED**
- **GENEROUS ON SITE CAR PARKING**
- **GOOD ACCESS TO CHESTERFIELD TOWN CENTRE**

DESCRIPTION

The HQ Boythorpe Road is a purpose-built, modern four-storey office building, offering up to 44,000 sq ft. This space can be divided into separate suites to serve as the headquarters for multiple businesses.

Finished to Grade A specification, the HQ delivers a flexible working environment to exceed modern business demands. Externally, there is generous on-site car parking.

SPECIFICATION

-  Air conditioned
-  Shower facilities
-  Double glazed
-  Lift access
-  Raised access floor
-  Fully DDA compliant
-  Suspended ceiling with LED lighting
-  150 parking spaces with parking ratio of 1:294 sq ft (approx.)
-  Space can be divided to create suites for various business requirements



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GREAT SPACE
FOR A NEW HQ



ACCOMMODATION

The HQ can accommodate suites ranging from 394 sq ft up to 32,877 sq ft.

The Ground Floor Left offers small suites ranging from 394 sq ft to 785 sq ft, whilst suites of 1,200 - 5,000 sq ft can be accommodated on the right-hand side of the Ground Floor.

First and Second Floors can be taken as a whole or we can split to cater for individual requirements.

	Sq M	Sq Ft
Ground Floor Left	36.6 - 72.9	394 - 785
Ground Floor Right	113-464.5	1,200 - 5,000
First Floor	up to 1,019.7	up to 10,976.0
Second Floor	up to 1,018.1	up to 10,958.7
Third Floor		LET
Total	3,054.5	32,877

PARKING

The HQ is complemented by 150 car parking spaces with an approx ratio of 1:294 sq ft.



PLEASE SELECT A FLOOR

GROUND FLOOR



Showing illustrative split which can be mirrored on the 1st and 2nd floors.

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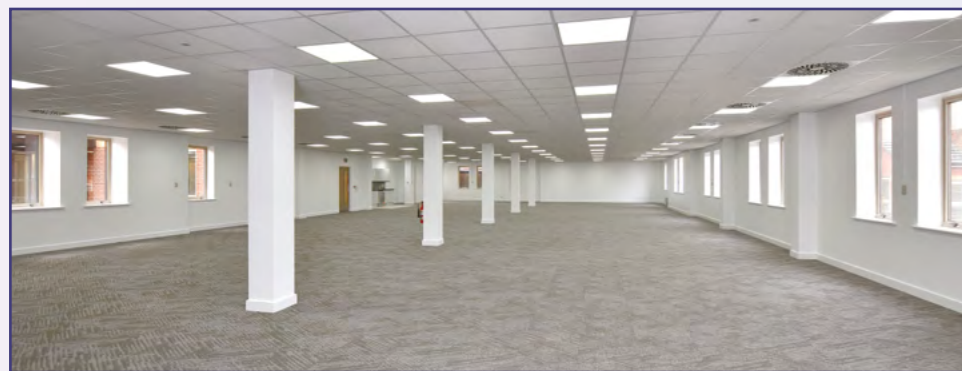
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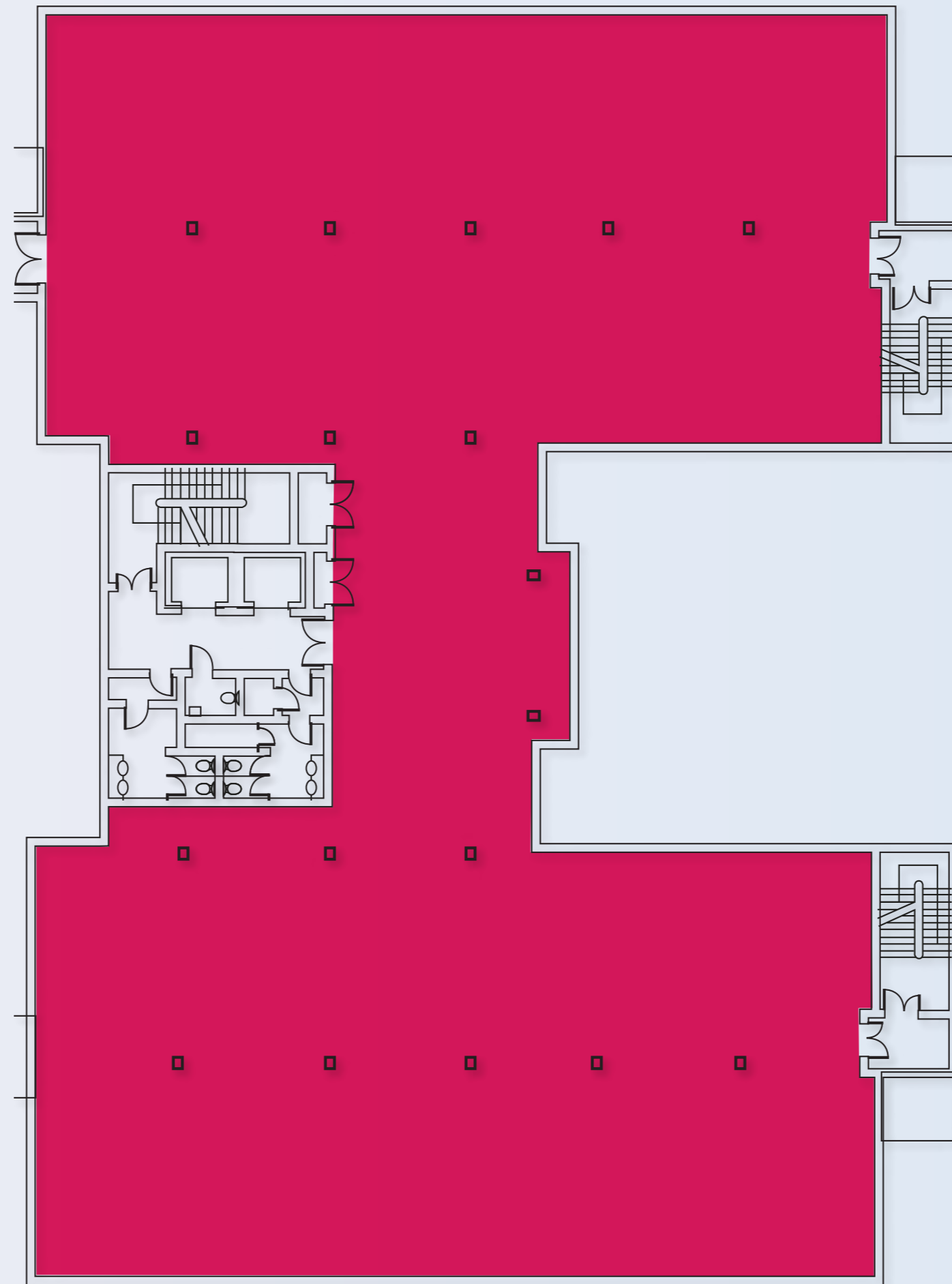
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PLEASE SELECT A FLOOR

FIRST & SECOND FLOOR



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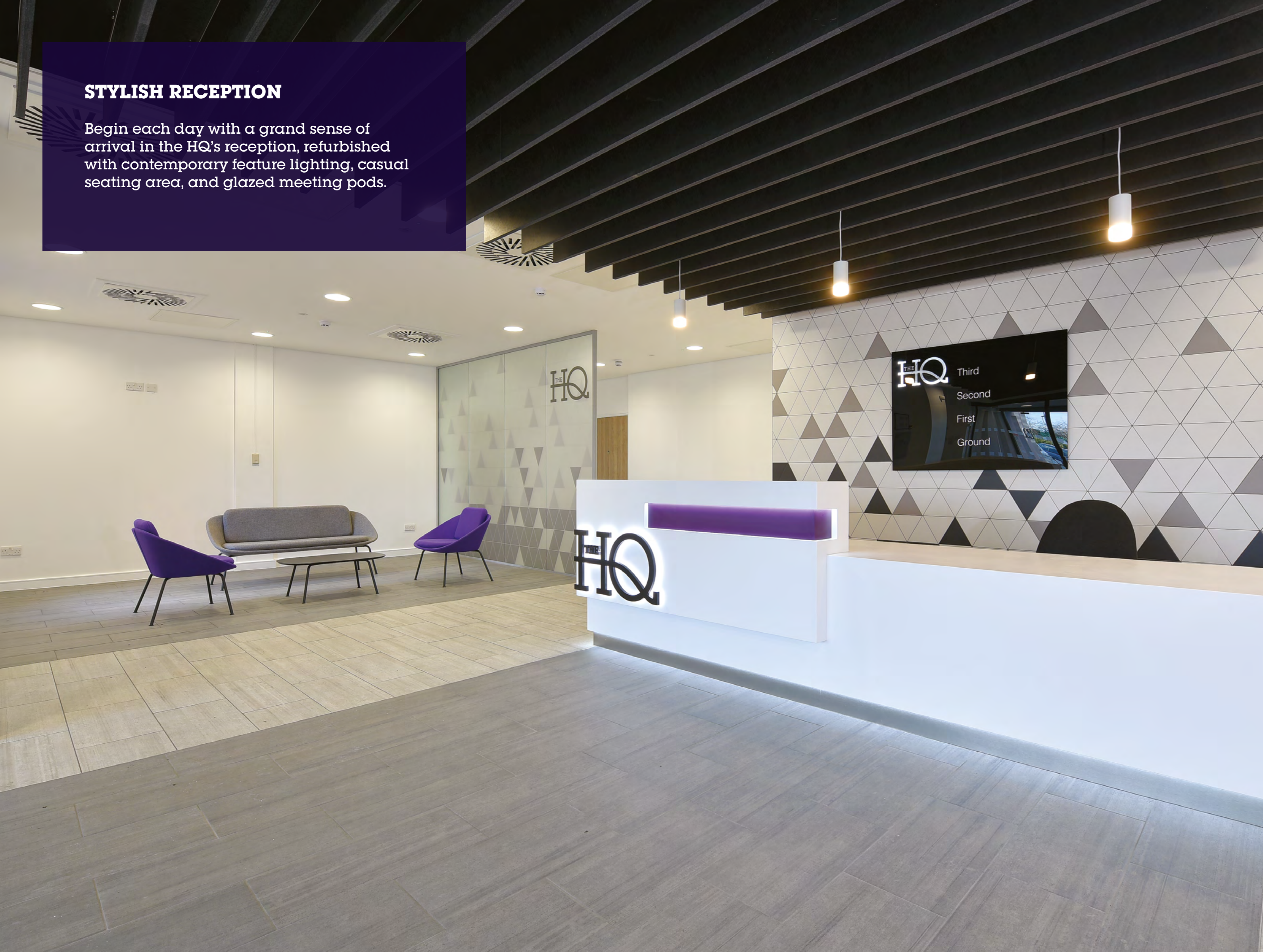
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REMODELLED ENTRANCE

Complete with access system, this redesigned and inviting entrance forms a modern glazed entry point for the HQ, guaranteed to provoke a positive impression amongst visitors and employees alike.

STYLISH RECEPTION

Begin each day with a grand sense of arrival in the HQ's reception, refurbished with contemporary feature lighting, casual seating area, and glazed meeting pods.



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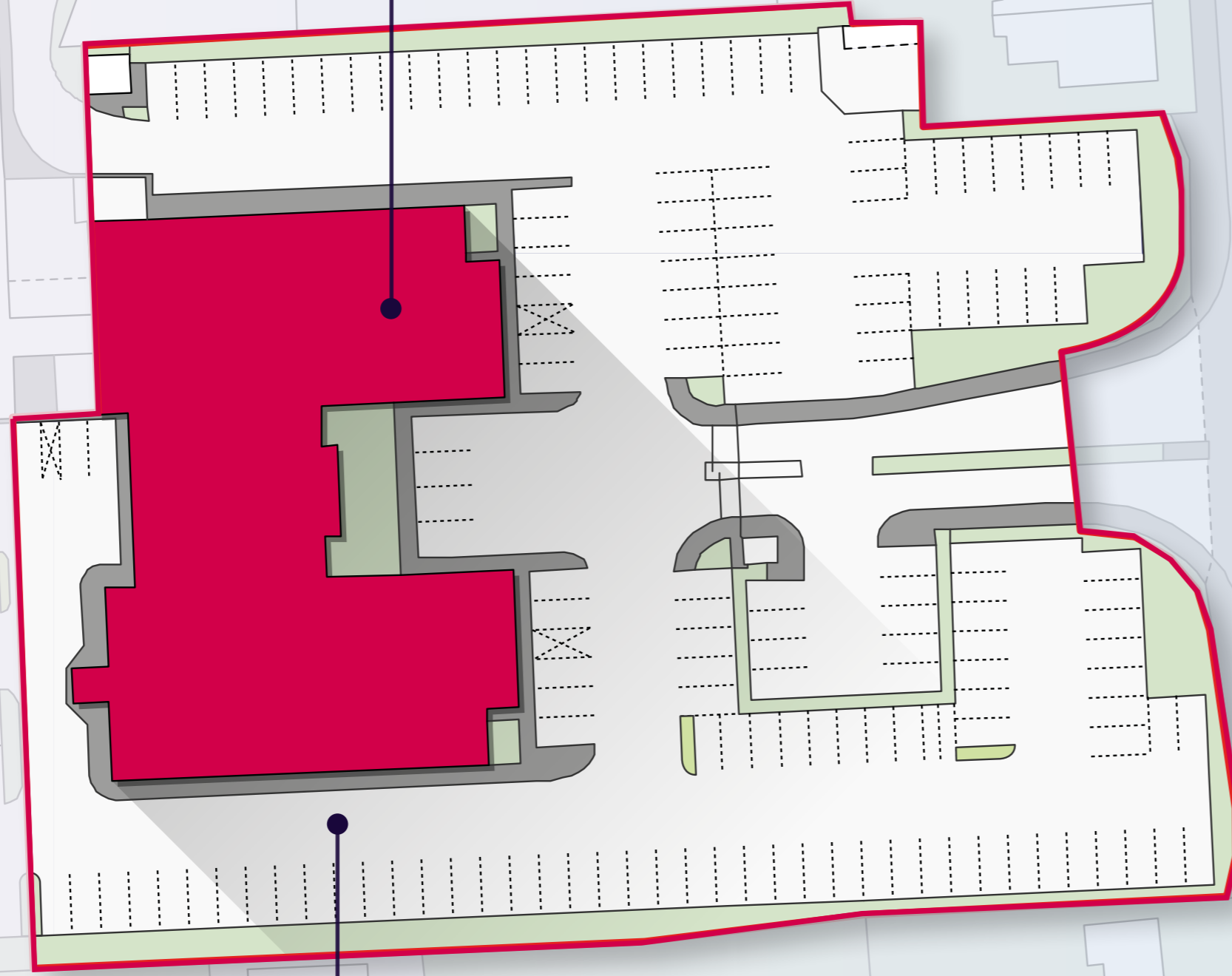
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SITEPLAN

394 - 32,877 SQ.FT
across three floors
(37 - 3,054 SQ.M)



BOYTHORPE ROAD

Ample car parking of
150 spaces (approx
ratio 1:294 sq ft.)



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Chesterfield Town Centre



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The attractive market town of Chesterfield is enviably located within easy access of Sheffield, Derby and Nottingham.

With a population of roughly 70,000, Chesterfield benefits from strong transport links, sitting a 15-minute drive from junction 29A of the M1 with swift rail links to Manchester and London.

KEY

- 1 Queens Park - **0.2 miles**
- 2 Ravenside Retail Park - **0.6 miles**
- 3 Alma Leisure centre - **0.96 miles**
- 4 Chesterfield Train Station - **1.2 miles**
- 5 Winding Wheel Theatre - **0.8 miles**
- 6 Chesterfield Coach Station - **0.5 miles**
- 7 Tapton Golf Course - **1.4 miles**
- 8 Church of St Mary and All Saints - **0.8 miles**
- 9 Queen's Park Sports Centre - **0.4 miles**
- 10 Chesterfield Town Hall - **0.5 miles**
- 11 Wheatbridge Retail Park - **0.1 miles**

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DRIVE TIMES

Leeds	49 Miles	1 hr 6 min
Sheffield	17 Miles	35 min
Derby	29 Miles	39 min
Manchester	46 Miles	1 hr 38 min
Nottingham	26 Miles	40 min
Leicester	52 Miles	1 hr 2 min
Birmingham	73 Miles	1 hr 16 min
London	150 Miles	3 hr 13 min





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TERMS / AVAILABILITY

The property is going to be available to let as a whole or on a floor by floor basis, on new leases.

Terms available on request.

LEGAL COSTS

Each party is responsible for their own costs incurred in any transaction.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2020. RB&Co 0161 833 0555. www.richardbarber.co.uk

EPC

Available on request from the agent.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

VIEWING

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