

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



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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 st Floor: £7,200
	2 nd Floor: £6,800
	3 rd 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

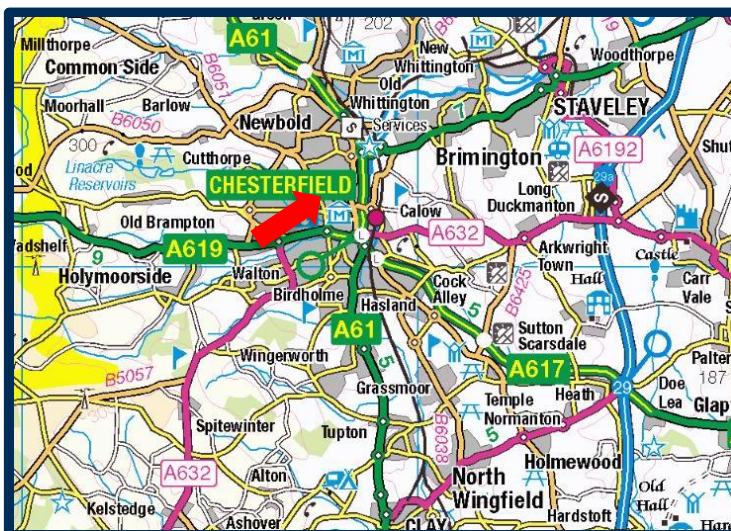
£8.00 per sq ft.

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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Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photographs depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

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