

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Suites 12 & 13 Sheepbridge Business Centre, 655  
Sheffield Rd, Chesterfield S41 9ED**



- **Office Space on Flexible Inclusive Terms**
- **Convenient Location close to the A61**
- **Suites from 321 – 914 sq ft - Net Internal Area**
- **Available as a Whole or Separately**
- **Rents from £558 pcm Inclusive of Service Charge**
- **Immediately Available**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Located within the popular commercial and industrial area of Sheepbridge, North West Chesterfield. Sheepbridge Business Centre has quick access directly to the A61 Dronfield by-pass, to the centre of Chesterfield or Sheffield, to Junction 29 of the M1 Motorway via the A61 and A617 or Junction 30 via the A61 and A619.

## DESCRIPTION

Each office is well presented – decorated, carpeted, with modern suspended ceilings and lighting with dado trunking for power sockets and data cabling. There is dual line phone cabling to a central communications room from where a connection to the telephone and broadband network can be made (this is not included). Furniture can be provided if required. Each office has an exclusive external letterbox with key. A shared kitchen together, with toilet facilities for use by tenants and their staff. The common parts, kitchen and toilets are cleaned and maintained by the landlord. There is ample free car parking and pleasant landscaped grounds.

The subject offices are interconnected and can be combined to provide a generous suite of 914 sq ft.

## ACCOMMODATION (Approx net internal areas)

<b>Suite 12</b>	<b>593 sq ft</b>	<b>55.1 sq m</b>
<b>Suite 13</b>	<b>321 sq ft</b>	<b>29.8 sq m</b>
<b>12 &amp; 13 Combined</b>	<b>914 sq ft</b>	<b>84.9 sq m</b>

There are workshop/storage units of 600 sq ft that could be available with the suites, please contact the agents to discuss your exact requirements. Suite 12 can offer direct access to the Workshop area.



## ENERGY PERFORMANCE CERTIFICATE

The offices have a rating of 104 (Band E). A full EPC is available on request.

## ALL INCLUSIVE RENT

<b>Suite 12</b>	<b>£990 pcm</b>
<b>Suite 13</b>	<b>£558 pcm</b>
<b>12 &amp; 13 Combined</b>	<b>£1,548 pcm</b>

The rent includes utilities (gas central heating & electricity), maintenance & management of the building, cleaning and insurance. VAT is payable.

## TENANCIES

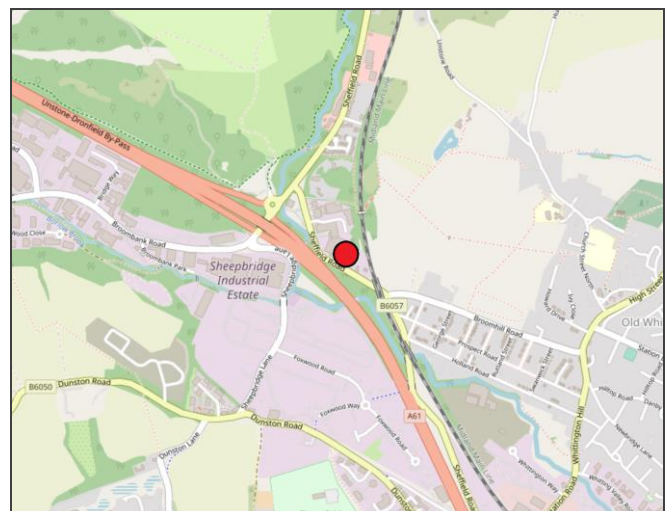
Flexible, all-inclusive licences are available for a minimum term of six months. Occupiers are able to vacate upon one month's notice thereafter. The office is available on a flexible, inclusive lease. A rent deposit equivalent to one month's rent including VAT is required together with a small administration charge on completion of the occupational agreement.

## RATING ASSESSMENT

100% small business rates relief should be available, subject to status.

## VIEWING ARRANGEMENTS

For viewing arrangements, or any further information, please contact the landlord direct on 07973 800 573. Alternatively, you can email [sheepbridge@btconnect.com](mailto:sheepbridge@btconnect.com).



SUBJECT TO CONTRACT AND AVAILABILITY February 2023