

Property Consultants



T 0114 272 3888

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

To Let

**Unit 16 Sheepbridge Business Centre, 655 Sheffield Rd,
Chesterfield S41 9ED**



- Hybrid Office/Workshop Space on Flexible Terms
- Convenient Location close to the A61
- 730 Sq Ft Unit
- Rents from £1,045 pcm Inclusive of Service Charge
- Further Space Available, If Required
- Immediately Available

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

This Hybrid Unit provides Workshop and Office space split approximately 50/50.

The Workshop benefits from 3 Phase Power, a floor to ceiling height of 3.1 metres with loading through a set of double doors.

The 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.

ACCOMMODATION (Approx internal areas)

Workshop	360 sq ft	33.4 sq m
Office	370 sq ft	34.4 sq m
Unit 16 Total	730 sq ft	67.8 sq m

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.



ALL INCLUSIVE RENT

Unit 16 **£1,045 pcm**

The rent includes utilities for the offices (gas central heating & electricity), maintenance & management of the building, cleaning and insurance. The 3 phase electricity supply for the Workshop unit is sub metred and charged separately VAT is payable.

TENANCIES

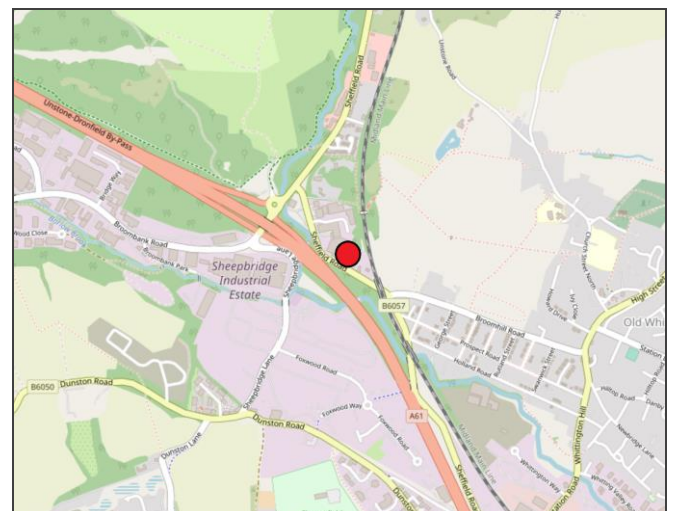
Flexible, all-inclusive licences are available for a minimum term of six months. Occupiers are able to vacate upon one months' notice thereafter. The office is available on a flexible, inclusive lease. A rent deposit equivalent to one month's rent including VAT is required together with a small administration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



SUBJECT TO CONTRACT AND AVAILABILITY September 2023