

Property Consultants



T 0114 272 3888

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

To Let

Coney Green Business Centre, Clay Cross S45 9JW



- Office Accommodation within Coney Green Business Centre
- Popular Location with Easy Access
- Ample Onsite Secure Parking and Cycle Storage
- Serviced Reception & Meeting Rooms/Conference Suites
- Suites Ranging From 295 Sq ft - 543 sq ft
- Flexible Terms
- To Let on a New Lease

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Crosthwaite
COMMERCIAL

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LOCATION

Coney Green Business Park is an established commercial location on the eastern side of Clay Cross, approximately five miles south of Chesterfield. The estate is accessed from Coney Green Road and Wingfield View and accommodates a mix of office, industrial, warehouse and trade-counter occupiers. The A61 is approximately one mile to the west, providing direct connections to Chesterfield, Alfreton and Sheffield, while Junction 29 of the M1 motorway is around seven miles away.

Clay Cross town centre offers a range of shops, supermarkets and local services, making the park a convenient base for businesses serving North East Derbyshire.

DESCRIPTION

Coney Green is a purpose-built business centre, comprising of a mixture of offices, hybrid workshops and industrial units. Specification includes:

- Ample on-site parking
- Secure gated site
- Serviced reception
- Conference suites available to let
- Meeting rooms for hire
- Monitored CCTV
- Shared kitchens, toilets, showers and a break-out area.

ACCOMMODATION (Approx internal areas)

1 st Floor - 122	295 sq ft	27 sq m
1 st Floor - 21	316 sq ft	29 sq m
1 st Floor - 22	316 sq ft	29 sq m
1 st Floor - 27	316 sq ft	29 sq m
1 st Floor - 119	352 sq ft	33 sq m
1 st Floor - 132	354 sq ft	33 sq m
1 st Floor - 18	361 sq ft	34 sq m
1 st Floor - 124	391 sq ft	36 sq m
1 st Floor - 20	392 sq ft	36 sq m
Ground Floor - 106	410 sq ft	38 sq m
1 st Floor - 130	421 sq ft	39 sq m
1 st Floor - 131	421 sq ft	39 sq m
1 st Floor - 134	434 sq ft	40 sq ft
1 st Floor - 19	440 sq ft	41 sq ft
Ground Floor - 2	445 sq ft	41 sq ft
Ground Floor - 101	451 sq ft	42 sq ft
1 st Floor - 117	501 sq ft	47 sq ft
Ground Floor - 5	519 sq ft	48 sq ft
1 st Floor - 25	527 sq ft	49 sq ft
Ground Floor - 6	543 sq ft	50 sq ft

Please contact the agents to discuss your exact requirements.

RENT

£16 per sq ft exclusive. VAT will be payable at the prevailing rate.

The rent includes service charge.

LEASE

The suites are available on new flexible lease terms.

SERVICES

Each unit benefits from sub-metered electricity. Gas central heating is included with the offices. Internet connection also available.

RATES

Each available unit has been assessed for business rates. Further details available on request.

USE

The premises currently benefit from an 'E' use class, which includes retail, studio, medical and professional services.

ENERGY PERFORMANCE CERTIFICATE

Coney Green Business Centre has been assessed for EPCs, ranging from Grade E to Grade B.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

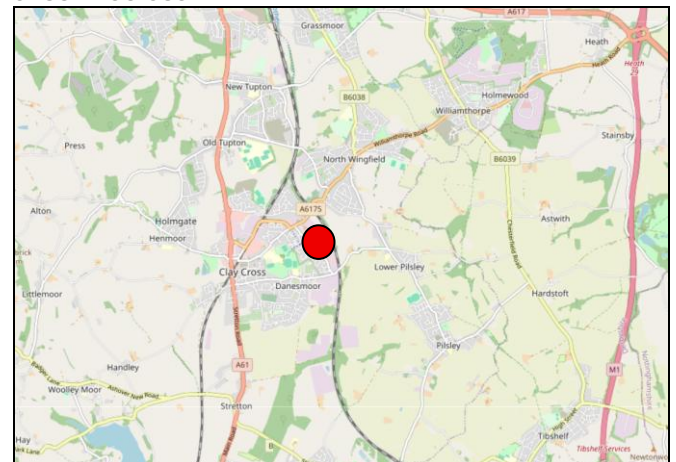
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SUBJECT TO CONTRACT & AVAILABILITY July 2026