

FLEXIBLE OFFICE SPACE TO LET

57-59 Saltergate, Chesterfield

**Approx 3,685 sq. ft (342m²) of office
accommodation over three floors**

Central Chesterfield, Parking, Close to Train Station



Description

A fantastic opportunity to let a spacious prestigious period property in the heart of Chesterfield. These Grade II listed premises (formerly 2 properties) feature an elegant brick frontage in keeping with the historic market town aesthetic of its central location near the recently revitalised Knifesmithgate.

Internally this flexible office space comes with a modernised interior, incorporating 16 individual offices together with large reception, meeting room and kitchen. It has installed a gas central heating and alarm system.

On the ground floor, the entrance opens to a large and open reception area, which can be used as additional office space if required. On the other side of the hallway is the beautiful wood panelled conference room, perfect for meetings of all kinds being centrally located and with easy access in and out of the building. There are 4 further offices and staff kitchen facilities on this floor.



Reception Area



Conference Room

There is a huge amount of space which can be configured to suit individual or multiple business needs having 3 external doors (2 with road frontage) and 2 independent staircases allowing controlled access around the building. The first and second floors include several offices in a range of sizes to suit multiple functions and workplace set-ups. There are also toilet facilities on each floor and a fully air-conditioned server room. The property is fully cabled for broadband, phone and internet networks.

There are two basement rooms perfect for storage, accessed from two separate staircases. One basement houses the central heating boiler.

The rear of the property has an outside area with private parking and large lockable gates.

No matter your business or organisation, this flexible office space can adapt to your needs, and if required the tenant can even subdivide and sub-let part of the premises by agreement.

A virtual tour of the property is also available on our website (please note the tour excludes two offices on the top floor).

Location

The Property's location on Saltergate in central Chesterfield affords easy access to all the amenities the town centre has to offer. Saltergate itself is the home to several law practices, accountancy firms and charities, and less than 5 minutes' walk away are the banking quarter of Glumangate and Chesterfield Market.

Access to the property is excellent, with private parking and the new Saltergate multi-storey car park to the rear. For longer journeys, Chesterfield Train Station is only a ten-minute walk away providing excellent connectivity.

Accommodation

Ground Floor	Sq ft
6 Offices incl. Reception and Meeting Room WC and Kitchen	1,293
First Floor	
8 Offices WC	1,540
Second Floor	
4 Offices WC and Server Room	852
Total Net Office Space	3,685
Basement Storage	287

EPC rating E

Viewing

Viewing strictly through the Agents. Please don't hesitate to get in touch to arrange an appointment using the details provided below.

For further information contact Joint Agents:

Miller & Miller Suite 7, Shirley House 31 Psalter Lane Sheffield S11 8YL Tel: 0114 3270120 www.miller-miller.co.uk	W T Parker 4 Gluman Gate Chesterfield S40 1QA Tel: 01246 232156 www.wtparker.com
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Services

All mains services are connected and gas fired central heating installed. (The fixtures and fittings have not been tested and accordingly are not warranted to be in working order).

Terms and Tenure

The property is available by way of a new lease on flexible terms. **Subject to Contract**

Business Rates

We have been advised by the Rating Authority that the premises are assessed for Rating Purposes as follows: RV £26,000.

Legal Costs

Each party to be responsible for their own professional and legal costs incurred in this transaction. Interested parties should make their own enquiries.

Important Note: W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.

