



## High Quality Central Offices 1,606 Sq Ft (149.2 Sq M)

- High quality landmark office
- Town centre location
- Excellent car parking and public transport links

# High Quality Central Offices

## 1,606 Sq Ft (149.2 Sq M)

### Location

Chesterfield, located in the county of Derbyshire, lies approximately 20 km (12 miles) south of Sheffield and 49 km (30 miles) north of Derby.

The town occupies a strategic location at the intersection of the A617, A619 and A61. Both the A617 and A61 provide a direct route to the surrounding motorway network. Spire Walk is the major gateway point into the town from J29 of the M1, which is located within a 3 minute drive to the East.

### Description

Spire Walk is a modern multi-tenanted office building constructed in 2008. The available accommodation is accessed via the impressive shared entrance area, with lift or stair access to the vacant 1st floor suite.

The office accommodation benefits from:

- > Suspended ceilings
- > Comfort cooling/heating
- > Raised access flooring
- > Highly energy efficient lighting
- > 10 person passenger lift
- > Good car parking ratio
- > LED Lighting

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor LHS	3,325	308.89
Ground Floor RHS	3,325	308.89
1st Floor LHS	1,606	149.2
2nd Floor LHS	3,325	308.89
<b>TOTAL</b>	<b>1,606 SQ FT</b>	<b>149.2 SQ M</b>

### Terms

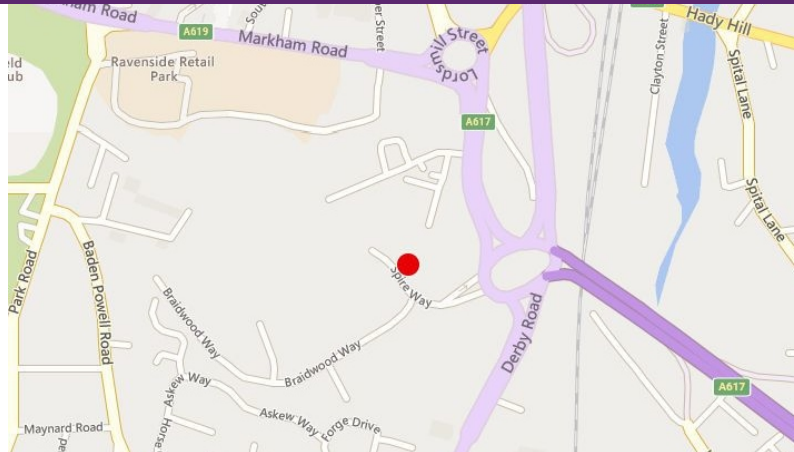
The suite is available on new lease terms to be agreed.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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