



to let

commercial

Unit 30 & 31

The Bridge Business Centre, S41 9FG

A sought-after campus style office development

Full Building
Now Available



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Unit 30 & 31 The Bridge Business Centre, S41 9FG

Full Building Now Available

30 & 31 The Bridge Business Centre, a sought-after campus style office development providing modern office space. The space is available on ground and first floor and can be configured to suit occupier requirements.

The accommodation is mainly open plan, there are however meeting rooms/private offices to both floors and a staff kitchen/dining area to the 1st floor, there are WC facilities to ground & 1st floor.

12 car parking spaces are available with the property.



Rent

£31,000 pa exclusive of VAT at the prevailing rate.

Accommodation

Ground floor (office space)	725 ft²
and	
Workshop/garage/storage	706 ft²
1st floor (office space)	1562 ft²
Total Area	2993 ft² appox.

Business Rates

The premises are currently listed on the valuation office website as having the following rateable value £23,750, the property will be reassessed to reflect the leased area.

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

Location

The Bridge Business Centre is to the north of Chesterfield town centre on the edge of the Sheepbridge Industrial area, only a short distance from the A61 providing good access to Sheffield and the motorway network. Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

EPC

The property is rated as B certificate nos 6029 7270 1384 9802 7562 available on request

VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal costs

Each party to bear their own costs.

MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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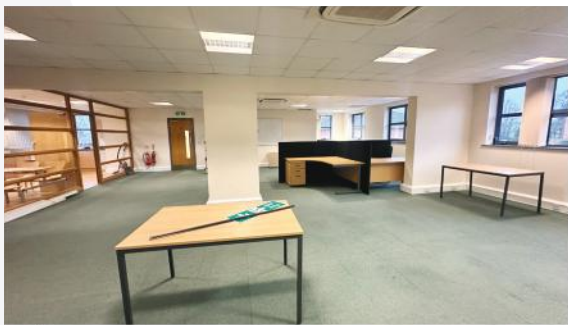
Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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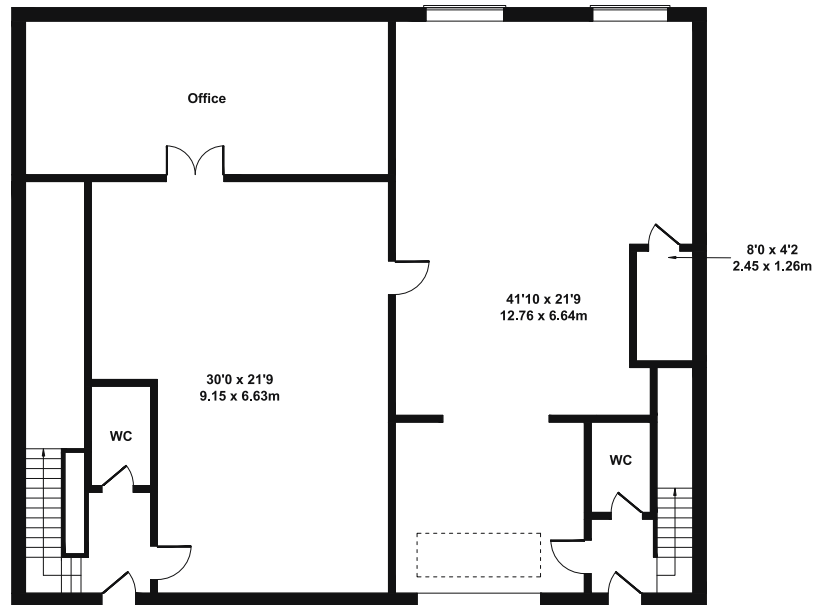
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Floorplan

Approximate Gross Internal Area
4090 sq ft - 380 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale, Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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