



to let

commercial

57-59 Clowne Road, Stanfree

Immaculately Designed Office Space with Convenient Off-Road Parking



ROY PETERS ESTATES

01246 272740 | 01246 236798

enquiries@roypeters.com

roypeters.com

[roypetersstateschesterfield](https://www.instagram.com/roypetersstateschesterfield) 
[roy-peters-estates-chesterfield](https://www.linkedin.com/company/roy-peters-estates-chesterfield) 
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This outstanding office accommodation spans two floors and has been thoughtfully configured by the current occupants to provide a superb combination of functional and flexible spaces.

The ground floor features partitioned offices, a spacious boardroom, and auxiliary facilities, while the first floor offers open-plan office space with two glazed offices/meeting rooms. The property totals approximately 2,800 sq. ft. and benefits from UPVC double-glazed windows and modern electric heating throughout. Eco-conscious features include solar voltaic panels with battery storage, maximising energy efficiency.

Externally, there are 14 parking spaces, including 2 double electric vehicle charging points, ensuring convenience for staff and visitors alike.

Located just a short distance from Horizon 29, a prestigious development housing blue-chip tenants such as McLaren, Peak Pharmacy, and Anixter, this property is ideally positioned within a thriving commercial hub.

Rent

£20,000 pa exclusive of VAT at the prevailing rate

Accommodation Area

The accommodation comprises of circa 2800 ft² over two floors with a combination of open plan work space and private offices

Location

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.

Business Rates

The premises is listed on the Valuation Office website as having a Rateable Value of £10,500 pa. Please contact Bolsover District Council directly to confirm the Rates Payable and any relief you may be entitled to.

EPC

8915-7014-6232-2624-0865

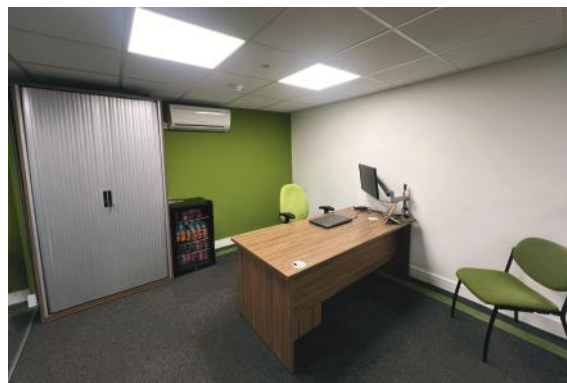
Valid to 3/12/2034

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

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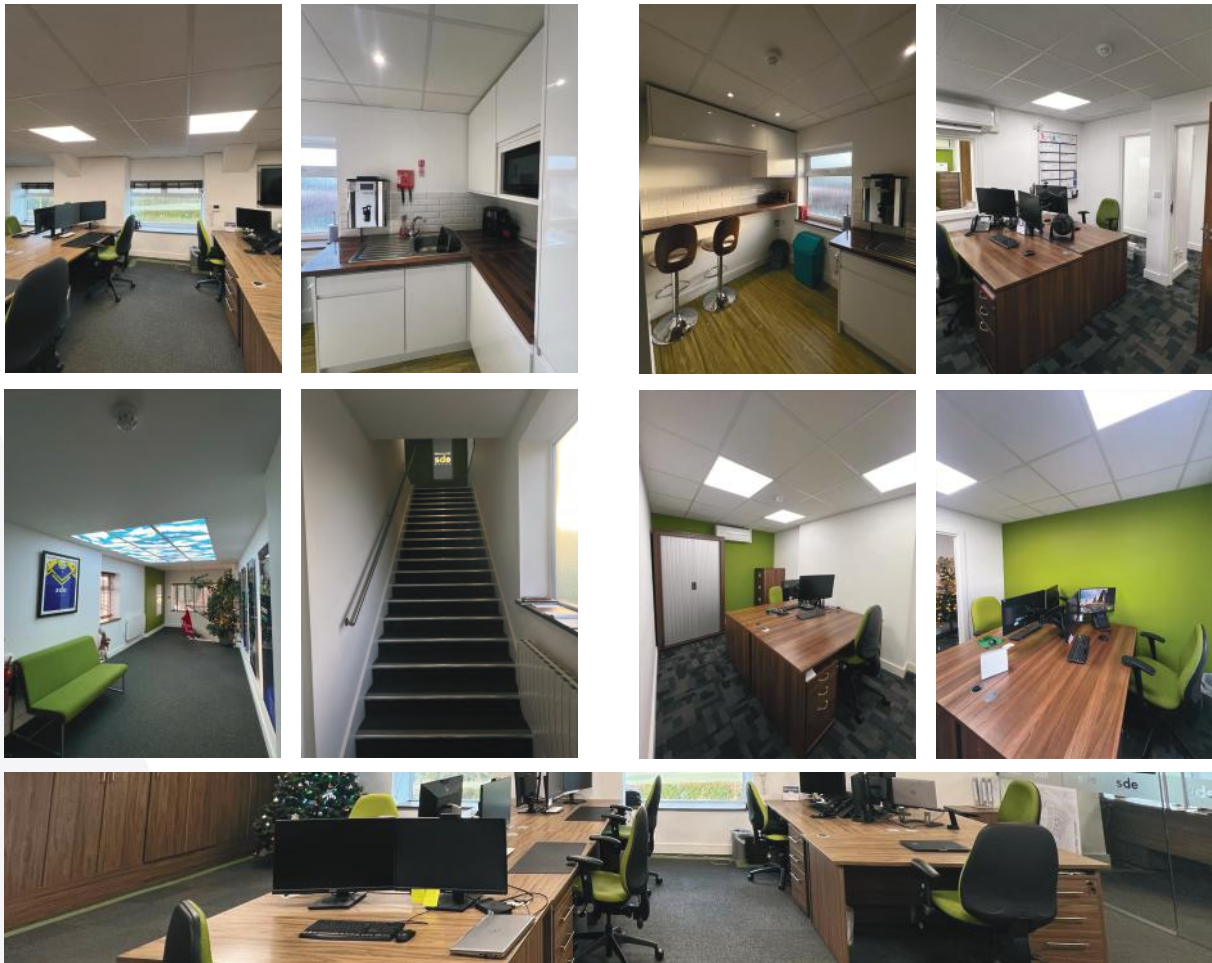
Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

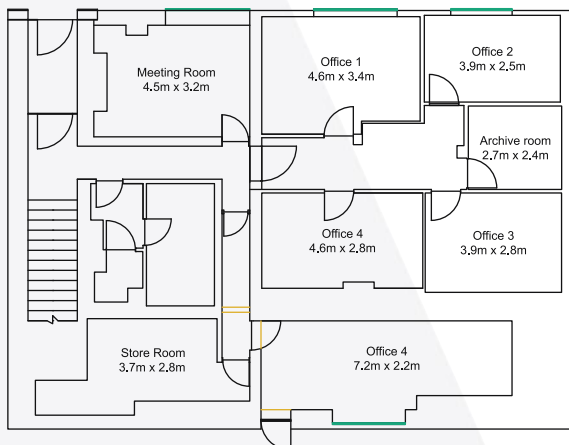
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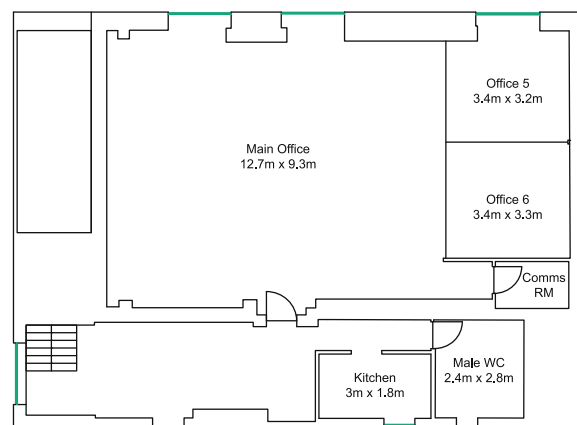
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FLOORPLAN



Ground Floor



First Floor

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