

PINEWOOD



Station Road, Whittington Moor, Chesterfield,
Derbyshire S41 9AQ



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EPC

£450 Per Month



****IS YOUR BUSINESS LOOKING FOR NEW PREMISES?***

****FANTASTIC LOCATION**CLOSE TO NEW GLASS YARD DEVELOPMENT**251.00 sq ft RETAIL/OFFICE SPACE**ONLY A SHORT DRIVE INTO CHESTERFIELD, DRONFIELD AND SHEFFIELD.**
Chance to rent this GROUND FLOOR commercial premises located on a busy High Street in Whittington Moor, with passing pedestrians and traffic, Close to Chesterfield, Sheffield and Dronfield and all the local amenities, shops, restaurants and supermarkets, new GLASS YARD development, Chesterfield Football club and easy access to train station and M1 Motorway,

The property is ground floor only with two spacious rooms, front and rear with w.c/cloakroom and kitchen area. Parking bay to the front of the property. uPVC Double Glazing, entrance door and rear door.

- **Short Drive into Chesterfield and Dronfield Town Centres**
- **uPVC Double Glazing**
- **Kitchen Area with Sink**
- **Grey Painted Decor and Laminated Flooring**
- **Close to Main Commuter Routes**
- **Close to the Glass Yard Development**
- **WC/Cloakroom**
- **Situated on a Busy High Street with Passing Vehicles and Foot Fall**
- **Good For access to the M1 Motorway Junct 29**
- **Negotiable Lease Term**

ROOM ONE TO FRONT

10'3" x 10'4" (3.14 x 3.15)

The property is entered into this room through the uPVC door, with uPVC window, wooden laminated flooring, grey painted decor, suspended ceiling, lighting and power, a sliding door leads into the...

ROOM TWO TO REAR

10'3" x 14'0" (3.14 x 4.29)

This room to the rear has grey painted decor, wooden laminate flooring. uPVC window, uPVC external door, base units with stainless sink and chrome mixer trap on a laminated worktop, shelving, lighting, power

TOILET

2'11"x 4'6" (0.91x 1.38)

Accessed from the room to the rear with a white cistern toilet, laminate flooring, lighting and door.

GENERAL

Tenure: Leasehold

Total Floor Area: 251.00 sq ft / 23.30 sq m

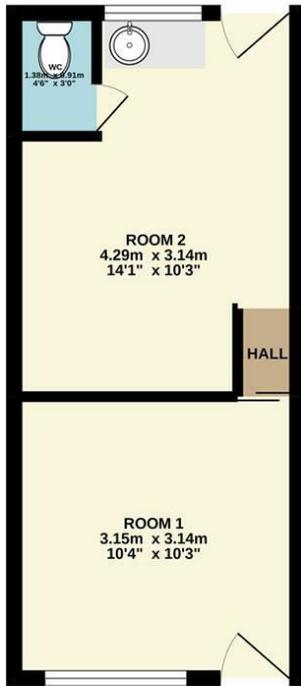
uPVC Double Glazing

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



GROUND FLOOR
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA: 23.3 sq.m. (251 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency or vice versa.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-53) E			(39-53) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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