



**C3 & C4, Holmewood Business Park, TO LET**  
Chesterfield Road, Holmewood,  
Chesterfield, S42 5US



The Holmewood Business Park is just five miles off the M1 and a 30-minute drive from Sheffield and 35 minutes from Derby and Nottingham.

Chesterfield Railway Station is just 5 miles from the Holmewood Business Park and is an 8 minute drive, with direct destinations including London St Pancras, Sheffield, Leeds, Manchester, Birmingham, Newcastle, Edinburgh and Aberdeen.

#### Description

The property is a 2-storey office accommodation with a selection of closed offices and an open plan office area, several kitchen areas, boardroom, and reception area; there is air conditioning throughout. The property is available by way of a Full Repairing and Insuring Lease upon a Term to be agreed.

#### Size

The property has a Net Internal Area of 737 sq.m or 7,933 sq.ft and has parking to the front, side and rear as well as a service area to the rear.

#### Rent

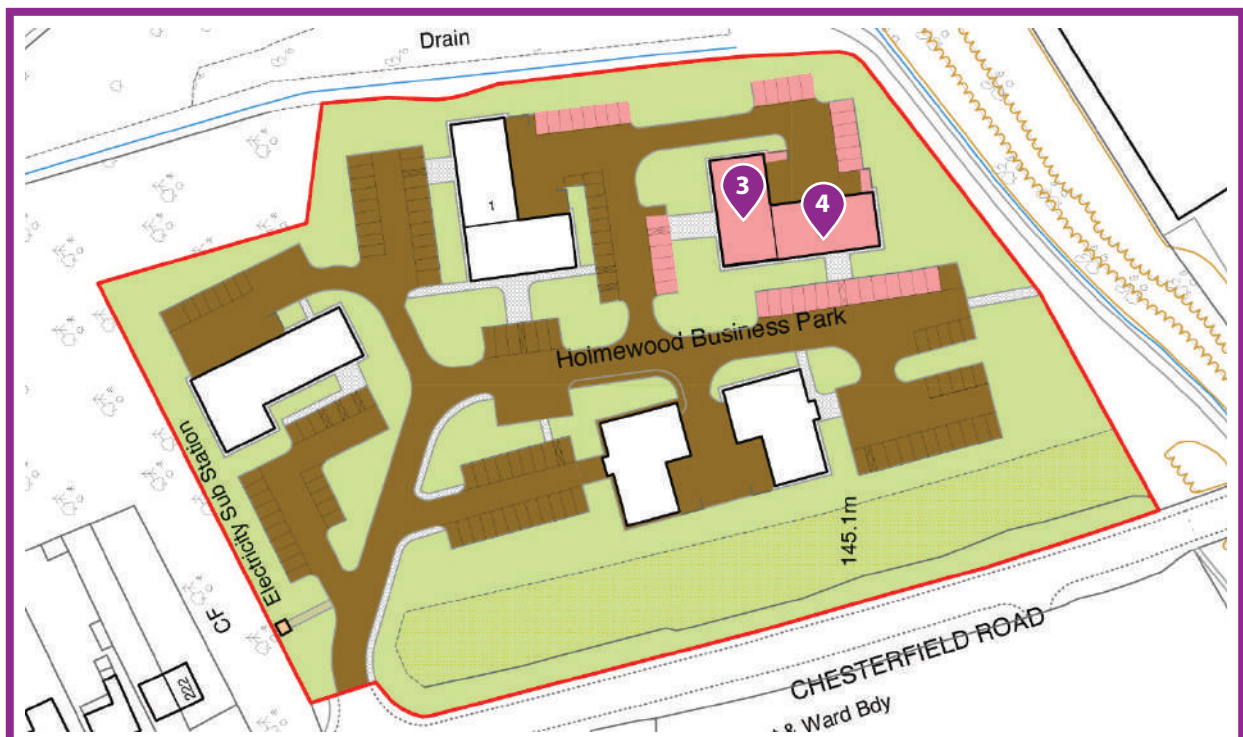
£79,995 per annum

Estimated Non-Domestic Business Rates payable 01/04/2023 to present

£51,000

Full Repair and Insuring Lease

Annual Insurance Premium rechargeable



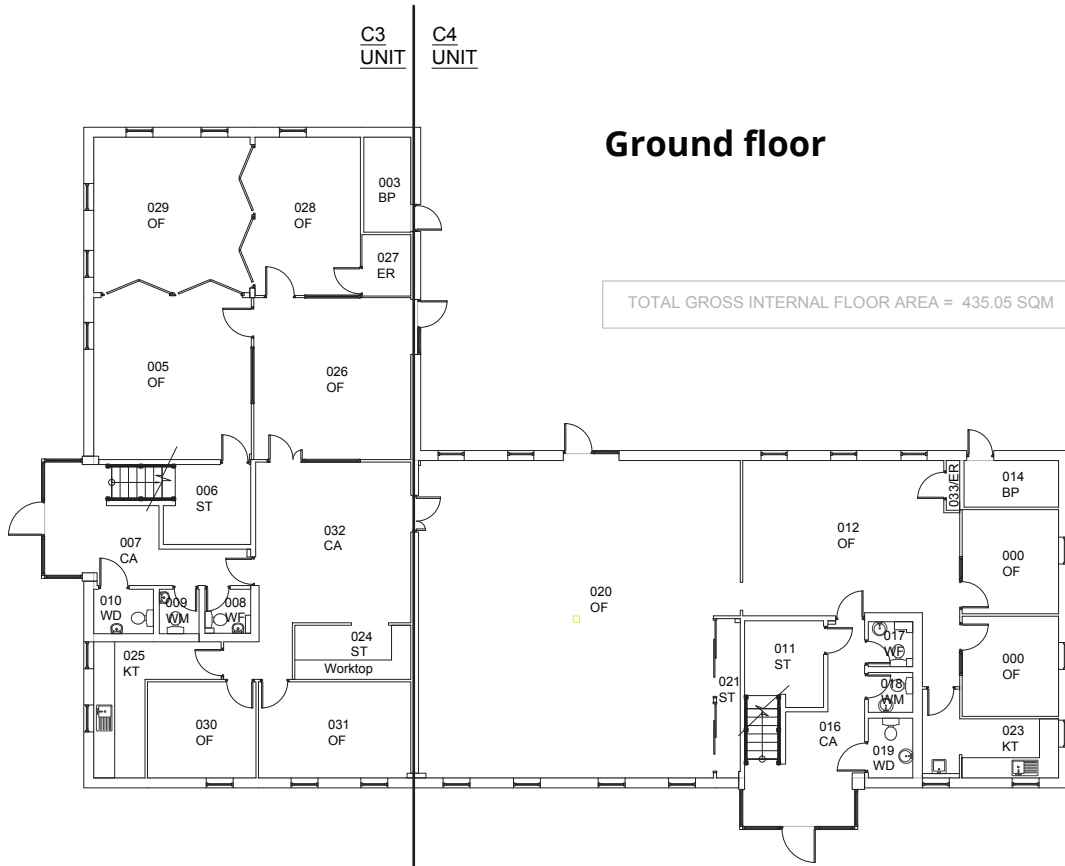


C3  
UNIT

C4  
UNIT

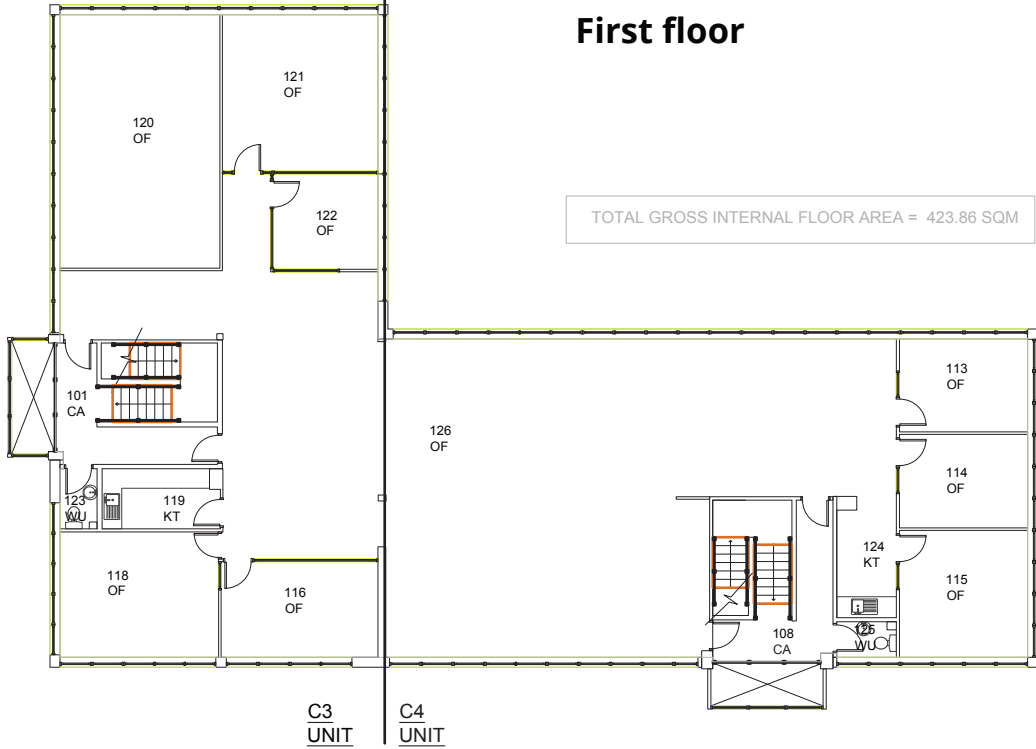
### Ground floor

TOTAL GROSS INTERNAL FLOOR AREA = 435.05 SQM



### First floor

TOTAL GROSS INTERNAL FLOOR AREA = 423.86 SQM



C3  
UNIT

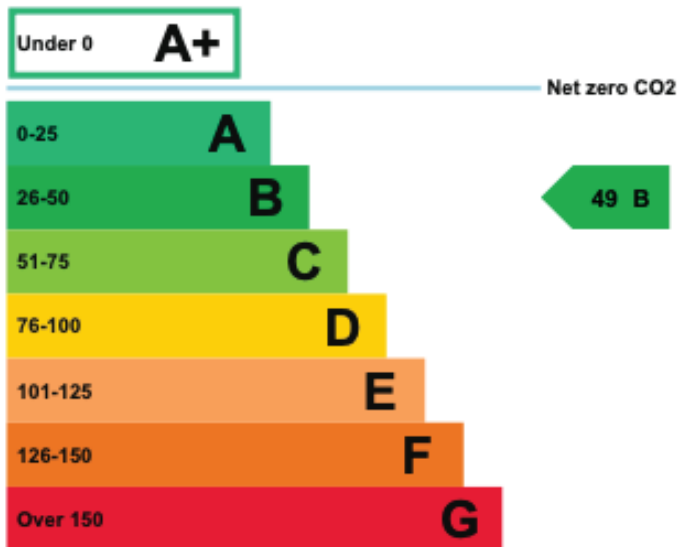
C4  
UNIT

## Energy efficiency rating for this property

**B** 26-50

← **49** The property is rated **B** 49

A copy of the EPC is available on request



### Viewing by appointment only

Telephone: 07394 695562

Email: [robin.cooper@derbyshire.gov.uk](mailto:robin.cooper@derbyshire.gov.uk)

### Subject to contract

Derbyshire County Council take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer of any form of contract. These particulars are produced in good faith and all details are believed to be correct. It will be necessary for interested parties to satisfy themselves as to the accuracy of the information provided.

The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing.