



Copeman House , St. Marys Court, Chesterfield S41 7TD

**FOR SALE**

Modern office building with potential for  
change of use

**5,954 Sq Ft  
(553 Sq M)**

# Copeman House , St. Marys Court, Chesterfield S41 7TD

## DESCRIPTION

The 3-storey office building was built in 1990's as a part of a development of three buildings forming a courtyard-style development around a central car park. The current fit out provides an open plan layout on each floor with a 20 person boardroom and a 6 person meeting room located on the ground and a 4 person meeting room located on the second with an electronic booking system.

- ✓ Town centre location
- ✓ On-site car parking
- ✓ Open plan floors
- ✓ Lift access
- ✓ Raised access flooring
- ✓ 5-minute walk from the train station

## LOCATION

Copeman House is located in the core of Chesterfield town opposite Chesterfield Parish Church, the town's main visitor attraction - famous for it's crooked spire. St Mary' Gate forms one of the main routes through the town centre connecting with the A617 via Lordsmill Street. The property is within walking distance of all essential amenities including the train station.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	1,975	183
First	1,997	186
Second	1,982	184
<b>Total</b>	<b>5,954</b>	<b>553</b>

## VAT

VAT will be charged where applicable. All prices premiums and rents are quoting exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of legal documents

## BUSINESS RATES

The property has a current rateable value of £60,500

EPC EPC rated C (64)



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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