



## Peak Gateway office to let

Unit 4, Eastmoor Business Park, Chesterfield, S42 7DA

**Asking rent £25,000 rural office space**

**3,466 sq ft**  
(322 sq m)

- Guide rent £25k per annum
- Peak District offices for sale – A619 Baslow Road Derbyshire
- Circa 3400 sq ft space over 2 floors
- Fully Air conditioned offices

# Peak Gateway office to let, Unit 4, Eastmoor Business Park, Chesterfield, S42 7DA

## Summary

<b>Available Size</b>	3,466 sq ft
<b>Rateable Value</b>	£11,750
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

A 2-storey steel framed building with part cladding, the property provides 2 floors of offices, with some open plan rooms and smaller offices. There is parking to the front which is shared with 3 other business users at the business park.

The property is accessed by the main front entrance to open plan reception area.

The ground floor comprises: - Boardroom/meeting room, 3 further offices, kitchen and w/c's.

The first floor comprises: - 2 open plan office rooms, with a further 3 offices.

## Location

Peak Gateway Business park is located on the main A619 being the Chesterfield to Bakewell Road (the main road to Chatsworth Country House). The town of Chesterfield is located 5.5 miles to the East, with the M1 Chesterfield Junction being 10 miles East. Sheffield is 15 miles North via the A621. Eastmoor is on the edge of the Peak district national park and is on the main road deemed the Gateway to the Peak district.

## Accommodation

The accommodation comprises the following areas:

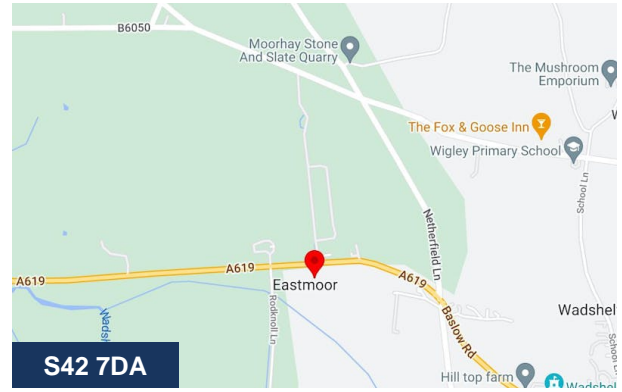
Name	sq ft	sq m	Availability
Building - Office building over 2 floors	3,466	322	Available
<b>Total</b>	<b>3,466</b>	<b>322</b>	

## Viewings

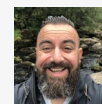
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Finance available

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

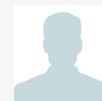


## Viewing & Further Information



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