Offices at The Old Coal Yard | North Wingfield Road | Grassmoor | Chesterfield | S42 5EA

New high-quality detached office building with car parking and easy access to Junction 29 of the M1 Motorway

Approx 422m^2
(4,542ft^2)

- New two storey detached office building
- Phase 1 now complete with Phase 2 starting shortly
- On site parking for 17 cars
- Can be split on a floor by floor basis
- Available on new lease terms
- Rent £60,000 per annum exclusive



TO LET

Location | Gallery | Contact

FHP
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Location

The property is situated in Grassmoor, Chesterfield, just off North Wingfield Road on Furness Hillock Way on the southeast of Chesterfield, with easy access to the A617, which links Junction 29 of the M1 Motorway. There are convenient stores located just a two-minute drive away on North Wingfield Road.

Property

The property comprises a high quality, new two-storey office building. The building is currently under construction and will be practically completed in Q3 2026 offering an excellent space for tenants. The property could also be fit for light storage on the ground floor if necessary.

Internally the property is to be delivered with an open plan office space and further benefits from:

- Suspended ceilings
- LED lighting
- Carpeting and W/C facilities
- 17 car parking spaces
- Open plan accommodation
- Fully glazed reception frontage allowing natural light into the building













Accommodation

The property provides the following approximate gross internal floor area:

	M²	Ft²
Ground floor	211	2,271
First floor	211	2,271
Total	**422**	**4,542**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).

Business Rates

The premises will need to be assessed for business rates upon completion, a guide is available from the agents upon request.

Service Charge

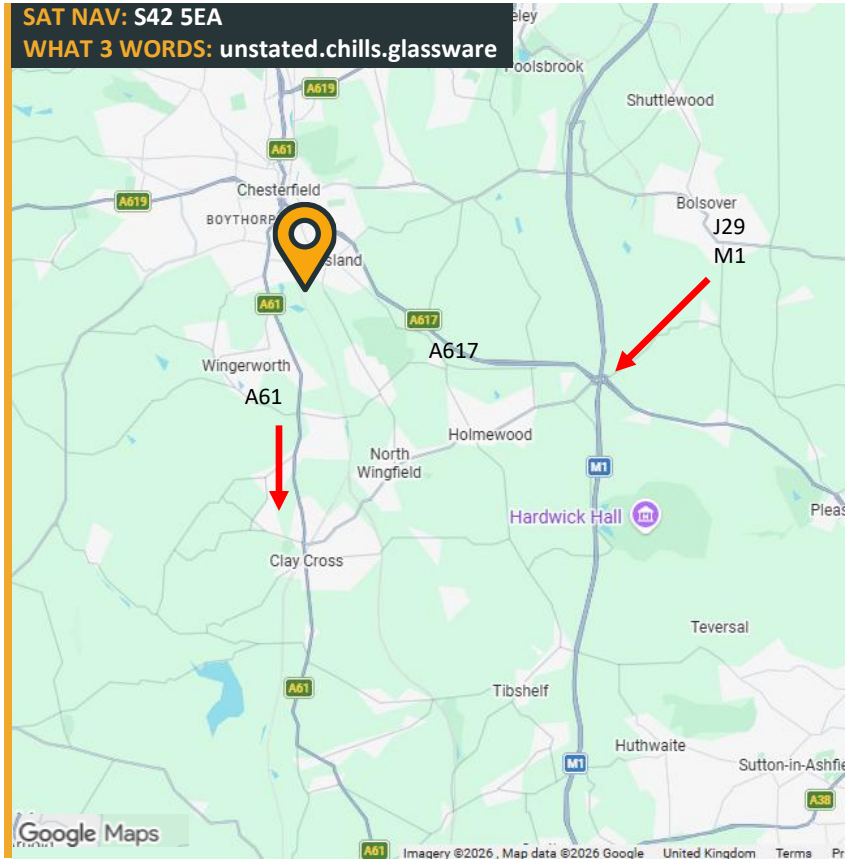
A normal service charge will be payable by each occupier to provide a proportionate contribution towards the upkeep and maintenance of the common areas of the estate.

Timing

Phase 1 is now complete with Phase 2 starting construction shortly and will be available for occupation in Summer 2027.

Energy Performance Certificate

An EPC will be prepared upon completion of the proposed development.



Rent

The property is available to let on new lease terms at a rent of:-

£60,000 per annum exclusive

VAT

VAT will be payable upon the rent at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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15/06/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.