



to let

commercial

5 & 6 Royal Court, Chesterfield

Prime Town Centre Office Building
Flexible Accommodation from 775 sq ft to 9,501 sq ft






ROY PETERS ESTATES

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5 & 6 Royal Court, Chesterfield.

Royal Court comprises a modern purpose-built office building arranged over three floors, prominently located within Chesterfield town centre.

The property offers flexible accommodation and can be let as a whole building, on a floor-by-floor basis, or as individual suites, providing options for a wide range of occupiers.

The accommodation is well presented throughout and benefits from open plan office areas, meeting rooms and breakout space. Each floor includes its own kitchenette and W/C facilities, with lift access serving all levels.

The building is DDA compliant and fitted with fire alarm systems throughout. Externally, the property benefits from approximately 26 allocated car parking spaces, with additional public parking available nearby.

Rent

Approx. £13.00 per sq ft per annum exclusive
A service charge will be applicable and charged on a fair and proportionate basis depending on the size of the space occupied.

VAT

VAT is applicable at the prevailing rate.

Business Rates

Interested parties are advised to make their own enquiries with Chesterfield Borough Council. Small business rates relief may be available.

Accommodation

The property provides the following approximate Net Internal Areas:

Floor	Unit	Sq ft	Availability
Ground	Unit 5A	2,012 sq ft approx	Available
	Unit 6A	774 sq ft approx	Available
	Total	3,085 sq ft approx	Available

Floor	Unit	Sq ft	Availability
First	Unit 5B	2,012 sq ft approx	Available
	Unit 6B	774 sq ft approx	Available
	Total	3,200 sq ft approx	Available

Floor	Unit	Sq ft	Availability
Second	Unit 5C	2,012 sq ft approx	Available
	Unit 6C	774 sq ft approx	Available
	Total	3,200 sq ft approx	Available

	Unit	Sq ft	Availability
Whole Unit		9,501 sq ft approx	Available

Location

Royal Court is situated on Basil Close, within Chesterfield town centre, adjacent to the Holywell Cross car park.

The property is within walking distance of:

- Chesterfield Railway Station
- Chesterfield Bus Station
- Vicar Lane Shopping Centre and town centre amenities
- A range of cafés, restaurants and local services

The property also benefits from strong road connections, with the A61 and A619 nearby, and Junction 29 of the M1 motorway approximately 6 miles away.

EPC

Available on request.

Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.

MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
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Viewing

Strictly by prior appointment with the joint agents Roy Peters Estates and BWD Ltd

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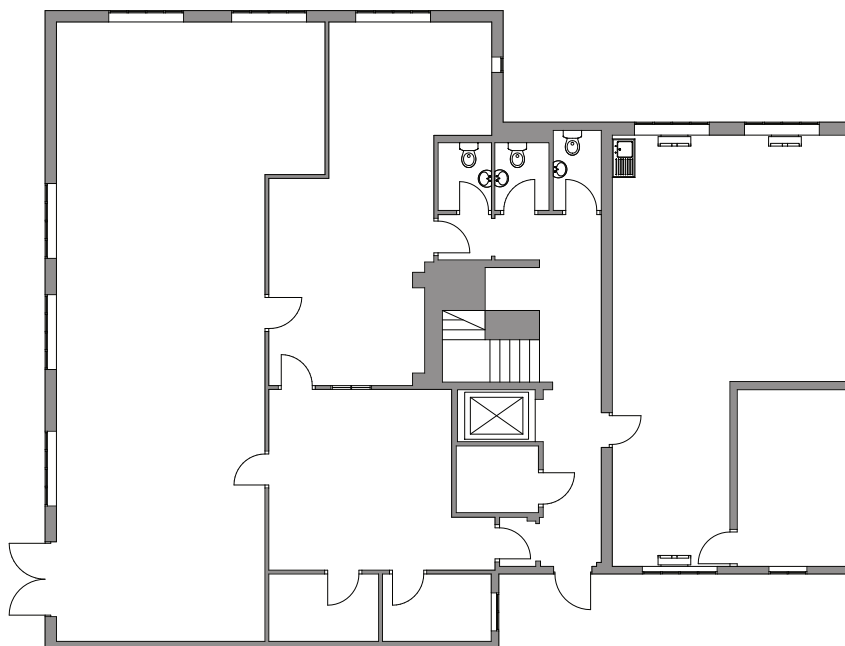
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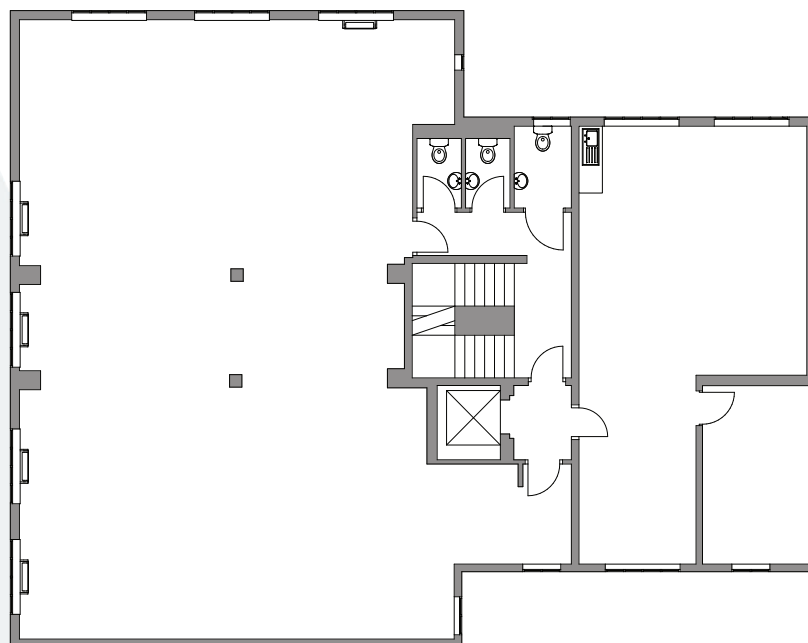
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Floorplan

Ground Floor



First/Second Floors



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