

TO LET

Second Floor Offices

2nd floor, Global House, Wellington Court, Belper, DE56 1UP



- Total Net Internal Area: 87.4 sq.m. / 941 sq.ft.
- Good quality second floor office space with ground floor entrance.
- Two-minute walk to public car parking and Belper Train Station.
- Close to the amenities on offer in Belper town centre.

Rent: £7,200 P.A.X.

**01332
200232**

Location

Belper is a popular market town situated within the borough of Amber Valley. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell to the north.

The property is highly prominent with frontage to Bridge Street, the main A6 road running through Belper town. The second floor is accessed via a ground floor entrance of Wellington Court.

Description

The property comprises a 2nd floor office suite within a larger 3 storey building having full brick elevations beneath a pitched tiled roof. The second floor comprises four rooms which provide good quality office space/meeting rooms.

There are shared kitchen and WC facilities on the first floor. The offices benefit from carpets, painted plaster walls, category II strip lighting, fire alarm panel and gas fired central heating.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Right Hand Office	22.8	245
Left Hand Office	4.1	45
Including:	24.0	258
Office	13.7	147
Office	22.8	245
Total Net Internal Area:	87.4	941

Services

It is understood that all mains services are connected to the property.

Rent

£7,200 per annum exclusive of rates and all other outgoings.

Tenure

The property is available by way of assignment or sub-lease of existing sublease which expires 30th July 2026. A copy of the existing sub-lease is available from the agents upon request.

Rates

According to the Valuation Office Agency the property has a Rateable Value of £6,800. If

eligible an occupier would benefit from 100% small business rates relief.

VAT

VAT is applicable to the rent.

Legal Costs

Each party is responsible for their own legal charges in the transaction.

EPC

An EPC is in preparation

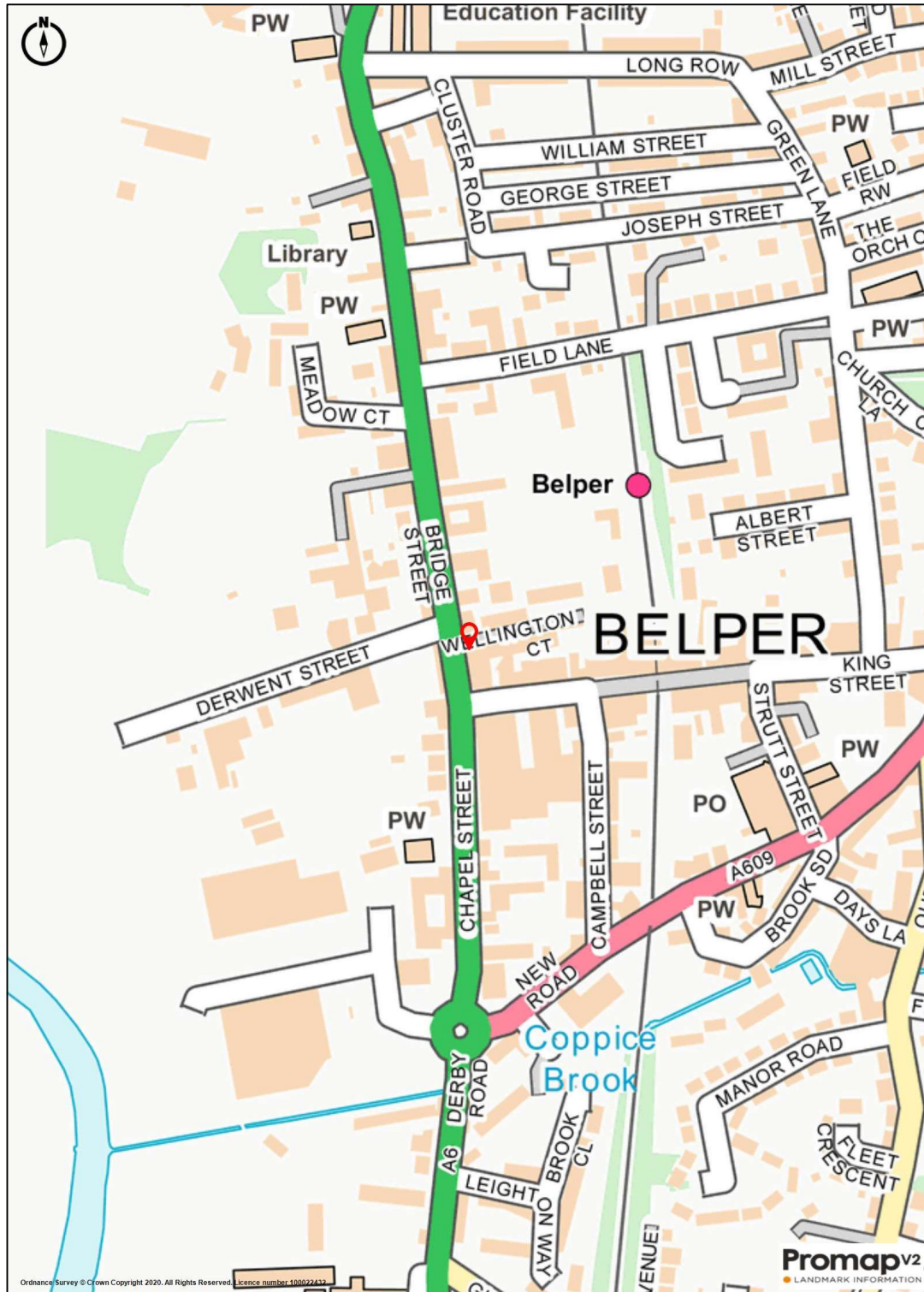
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.