

TO LET

High Quality Office with Parking

7 Heritage Business Centre, Derby Road,
Belper, DE56 1SW



- Modern, three-storey office extending to **152.3 sq.m./ 1,639 sq. ft.**
- High quality internal specification with carpets, suspended ceilings and category II lighting.
- Dedicated car parking for 5 vehicles.
- Prominent location on A6 with roadside frontage.
- Available Q1 2024.

RENT: £16,500 P.A.X.

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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 8 miles to the south, and with the towns of Matlock and Bakewell to the north. Also nearby is the A38 dual carriageway at Kilburn which provides a link to the M1 Motorway at Junction 28.

The Heritage Business Centre occupies a prominent location fronting the A6 to the south of the town centre.

Description

The property comprises a purpose-built, three-storey, office building having brick elevations beneath a distinctive curved profile steel clad roof.

Internally the property offers high specification office accommodation, providing a combination of individual offices and open plan working accommodation over the three storeys. Each floor benefits from suspended ceilings, modern lighting, double-glazed windows and carpet tiled floors. There are fitted kitchenette facilities and quality sanitary ware.

The property has 5 dedicated on-site parking spaces within a secure car park entered via an electric gate directly off the A6.

Accommodation

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

Floor	Description	sq.m.	sq ft
Ground	Offices	27.1	292
	Reception/office	16.5	178
	Store	2.1	22
First	Offices	46.24	498
Second	Offices	60.34	649
Total NIA		152.3	1,639

Services

Mains electricity, water and drainage are connected to the property.

Rent

£16,500 per annum, exclusive.

VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge will be payable by the tenant to the management company to cover the annual costs of repair and maintenance of the site, landscaping, insurance of the car park and a sinking fund currently estimated at £800 per annum.

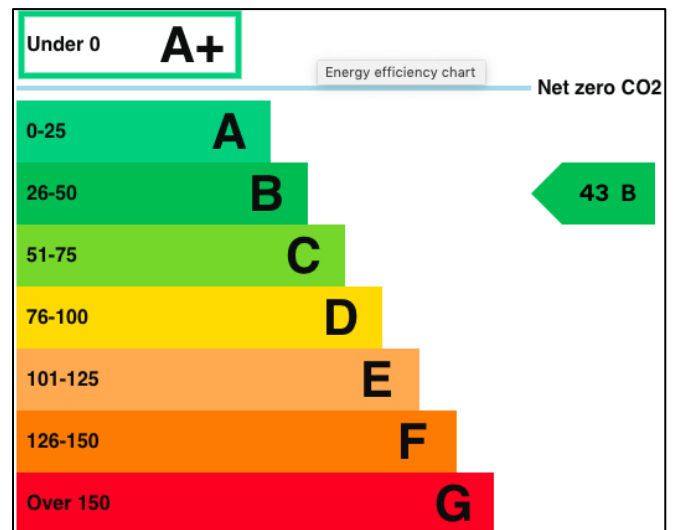
Rates

The property has a rateable value of £12,750 in the 2023 rating list.

Tenure

The premises are available on new full repairing and insuring lease terms for a term to be negotiated. The property is available from Q1 2024.

EPC



Legal Costs

Each party is to be responsible legal costs in connection with this transaction.

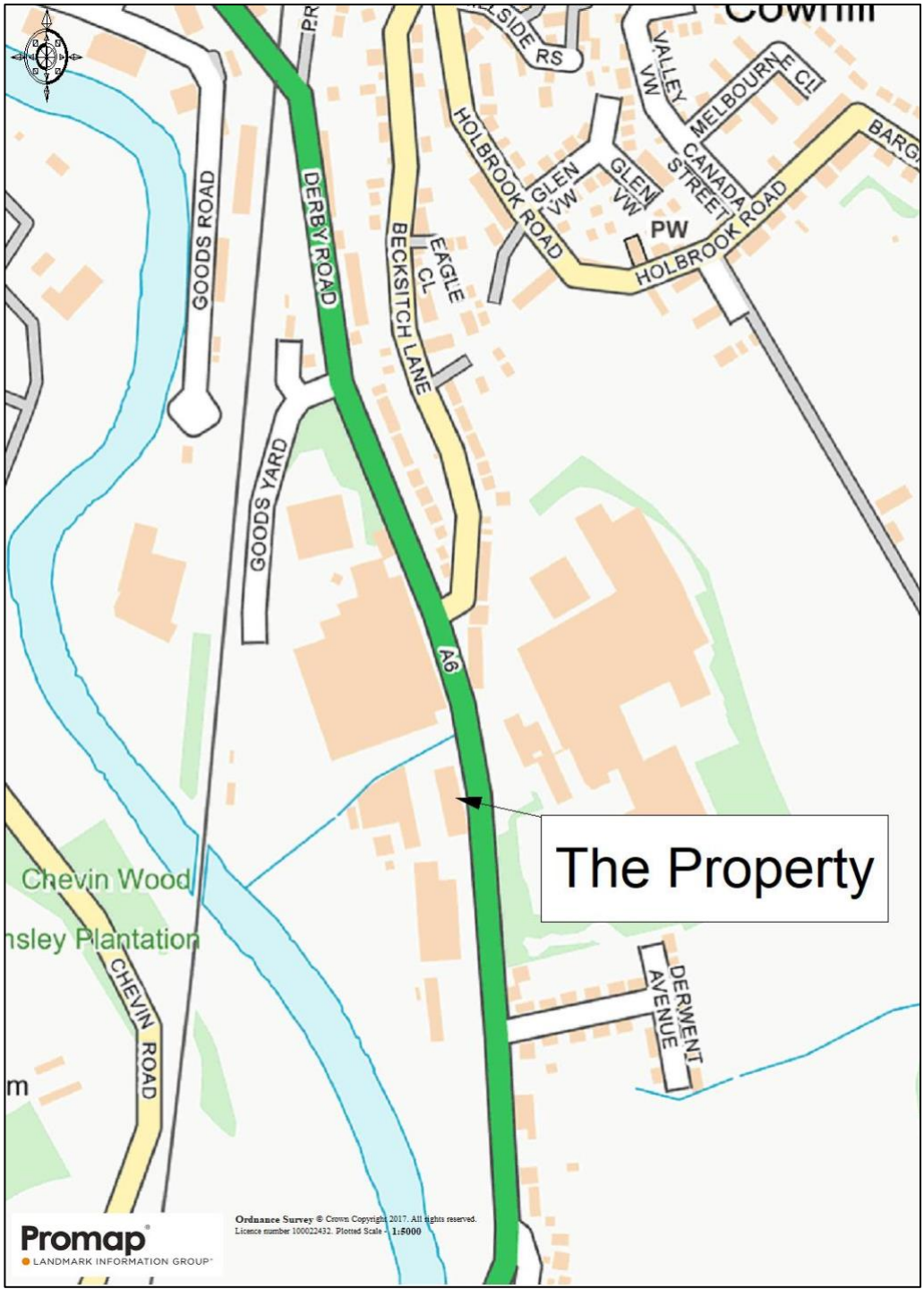
Viewing

Viewing is strictly via appointment with 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.



