

## SERVICED OFFICES TO LET

Providing on-site car parking and FIBRE Optic Internet

Corner House - Albert Rd (off Heage Rd) Ripley, Derby, DE5 3FZ



Office suite 5



Office suite 9

## The office suite details

<b>Office suite No. and floor</b>	<b>Size Sq ft (Sq m)</b>	<b>SERVICED RENT per calendar month</b>	<b>Ideal size for: -</b>	<b>Description</b> Please see photos on previous page
Office suite 5 Ground floor Unfurnished	370 sq ft (34 sq m)	<b>£685.00</b> (£822 inc vat)	5 to 6 people	A self-contained office suite with kitchen, toilet, <b>two</b> private offices & an external door from the car park
Office suite 9 First floor Unfurnished	560 sq ft (52 sq m)	<b>£945.00</b> (£1,134 inc vat)	7 to 8 people	A large very light open plan office with a smaller <b>private office</b> at the rear

## The above office suites INCLUDE: -

- **24-hour access**
- Individual mailbox for post & parcels
- Heating, electricity, water & refuse collection
- On-site car parking space – with unrestricted parking on the lane
- Building insurance, property maintenance & communal areas cleaned
- Use of an industrial shredder located on the ground floor.
- A telephone entry system for visitors via the main front door
- Fire protection monitored intruder alarm & CCTV covering the building.

## The only additional costs are: -

- Contents insurance on your own office equipment
- Business rates – 100% relief available to businesses occupying one office in the UK
- Cleaning of your office premises - a vacuum cleaner on site you are welcome to use

## An optional service available is: -

**Fibre Optic Internet** – Wi-Fi and hard wired – at £35.00 pcm  
**We provide your own private secure connections and network.**

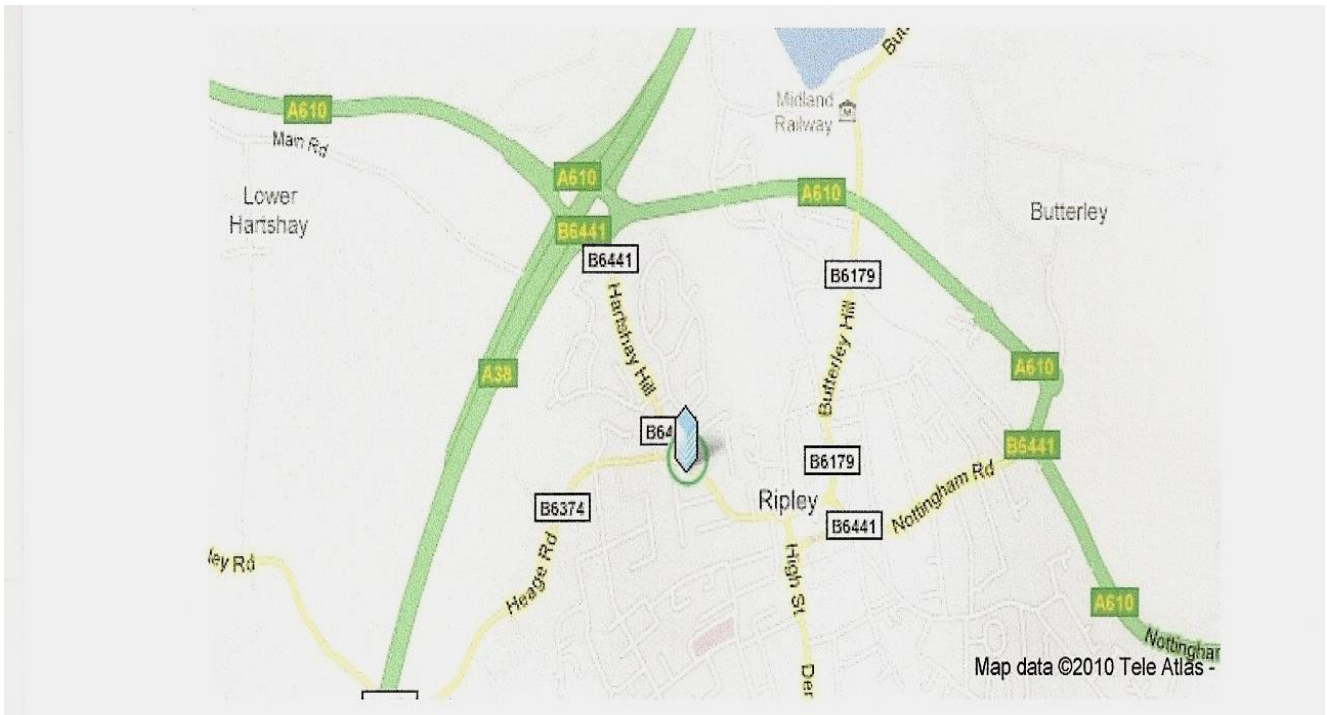
## TERMS OF TENANCY

**Easy-in, easy-out agreements** – with a minimum of a 3-month term rolling month by month thereafter

All prices quoted are subject to VAT

## LOCATION

**Corner House** is in a great location just ½ a mile from the A38, off Heage Road (B6374) and 5 miles from J28 of the M1



For any questions or to arrange a viewing please contact  
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