

TO LET

High Quality Office Suite with Parking

Ground Floor, 5/6 Heritage Business Centre, Derby Road,
Belper, DE56 1SW



- Modern ground floor office suite extending to **81.4 sq.m./ 876 sq. ft.**
- High quality internal specification with air conditioning and LED lighting.
- Open plan offices with kitchen, meeting room and use of WCs.
- Dedicated car parking for 2 vehicles.

RENT: £15,000 P.A. inclusive of bills*

(*exclusive of VAT, internet/phone; business rates)

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 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 ground floor suite within 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 open plan space, a kitchenette, a partitioned meeting room and communal WCs.

The specification includes carpets, suspended ceilings, category II / LED lighting and air conditioning.

The property has 2 dedicated on-site parking spaces within the communal car park.

Accommodation

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

Description	sq mtrs	sq ft
Offices	81.4	876
Total Net Internal Area:	81.4	876

Services

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

Rent

£15,000 per annum inclusive of bills. The tenant is to be responsible for their internet and phone. The tenant is to become the ratepayer for the property. The rental is inclusive of electric and water.

Rates

The property has a rateable value of £6,600 in the 2023 rating list. Subject to eligibility the occupier will benefit from 100% small business rates relief with Amber Valley Borough Council.

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable.

Tenure

The premises are available on a new internal repairing lease for a negotiable term subject to rent reviews where appropriate.

EPC

In preparation.

Legal Costs

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

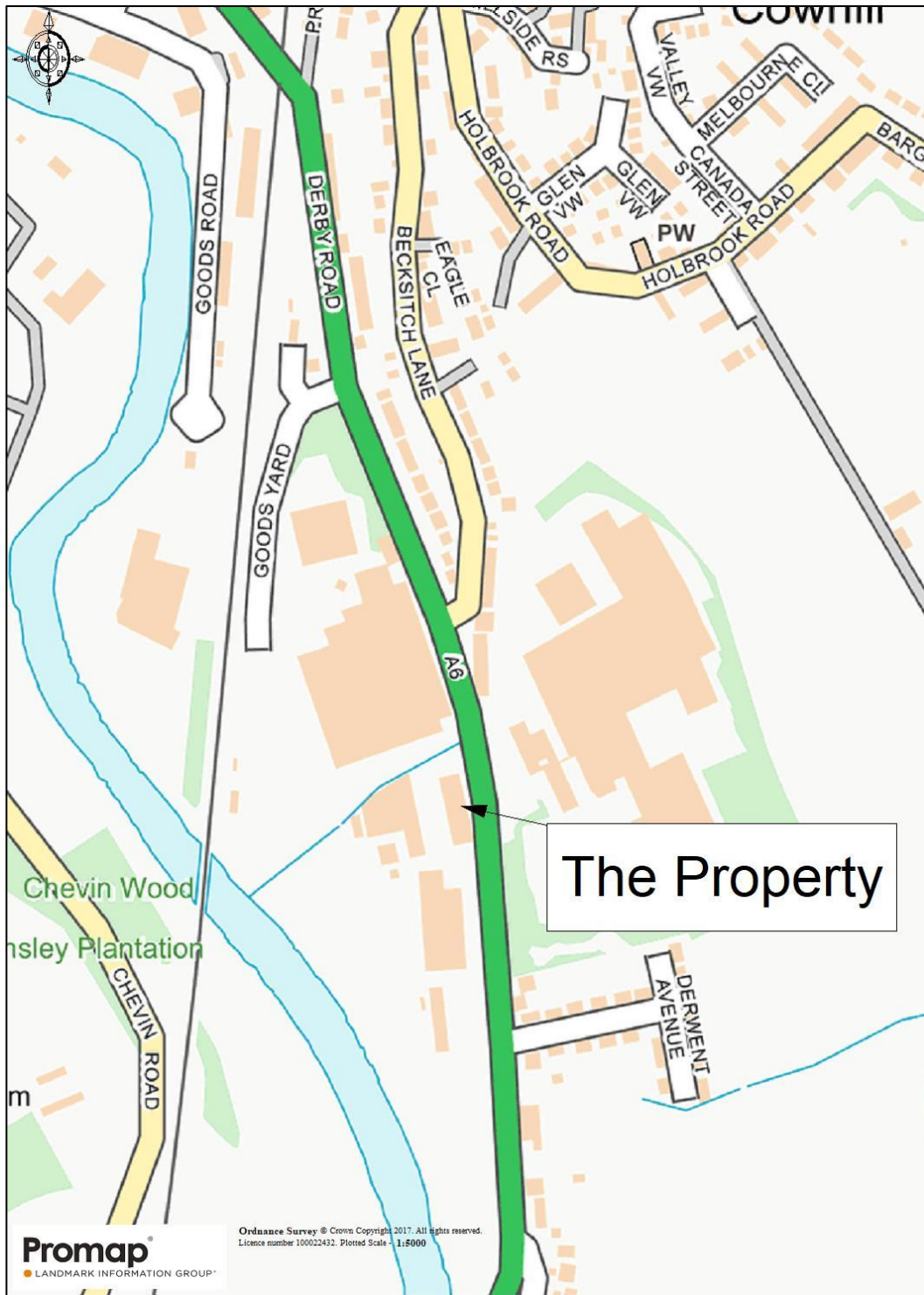
Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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