

# TO LET

## High Quality Office Suite with Parking

First Floor, 3 Heritage Business Centre, Derby Road,  
Belper, DE56 1SW



- Modern first floor office suite extending to **40.5 sq.m./ 436 sq.ft.**
- High quality internal specification with air conditioning and lighting.
- Open plan office with a meeting area and kitchenette.
- Dedicated car parking for 2 vehicles.

**RENT: £6,500 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 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 first-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, meeting area, a kitchenette and communal WCs.

The specification includes carpets, suspended ceilings, category II lighting, dado trunking and air conditioning.

The property has 2 dedicated on-site parking spaces within a secure car park entered via a gate directly off the A6.

## Accommodation

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

Description	sq mtrs	sq ft
Office	40.5	436
<b>Total Net Internal Area</b>	<b>40.5</b>	<b>436</b>

## Services

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

## Rent

**£6,500** per annum exclusive

## Rates

The property has a rateable value of £7,700 in the 2023 rating list. Subject to eligibility the occupier will benefit from 100% small business rates relief with Amber Valley Borough Council.

## Utilities

The suite is sub-metered for electricity. Water and drainage charges are included within the rent. No gas.

## VAT

**VAT is applicable** at the prevailing rate.

## Deposit

A deposit may be payable.

## Tenure

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



**EPC**

The property has an EPC of B – 32 until 2033.

**Legal Costs**

Each party is to be responsible for their own 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](mailto:enquiries@davidbrownproperty.com)



**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.