

TO LET

Ground Floor Office / Commercial Suite

Unity Mill House, Derwent Street, Belper, DE56 1WN



- Net Internal Area: 148.6 sq.m. / 1,599 sq.ft.
- Fully self-contained with independent kitchen and WC facilities.
- Open-plan, light airy interior.
- On-site car parking.

To Let: £19,500 per annum exclusive

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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 fast link to the M1 Motorway at Junction 28.

Derwent Street is situated just off Bridge Street (A6) within the town centre. The subject property is situated midway along Derwent Street on the right hand side and is within easy walking distance of all facilities offered by the town centre.

Description

The property comprises a light, airy suite of ground floor offices / commercial accommodation forming part of an attractive 2 storey building constructed of natural stone.

Internally the property benefits from laminate floors, gas fired central heating and artificial lighting. The principal working area is open plan with a kitchen and WC.

Entry to the property is controlled via an intercom system and the entire suite is protected via an intruder alarm.

To the outside, car parking spaces are included within the letting although more may be available by negotiation.

Accommodation

| Description | sq mtrs | sq ft |
|---------------------------------|--------------|--------------|
| Suite | 191.2 | 2,057 |
| Less Service Core | -42.6 | -459 |
| Total Net Internal Area: | 148.6 | 1,599 |

Services

All mains' services appear to be connected to the property.

Tenure

The property is available to let on effective full repairing and insuring terms for a negotiable period of years.

Rent

£19,500 per annum exclusive of rates and all other outgoings.

VAT

The rental payable is subject to VAT

Rates

According to the Valuation Office Agency the property has a Rateable Value of £11,000.

Viewing

Viewing is strictly via appointment with sole agent:

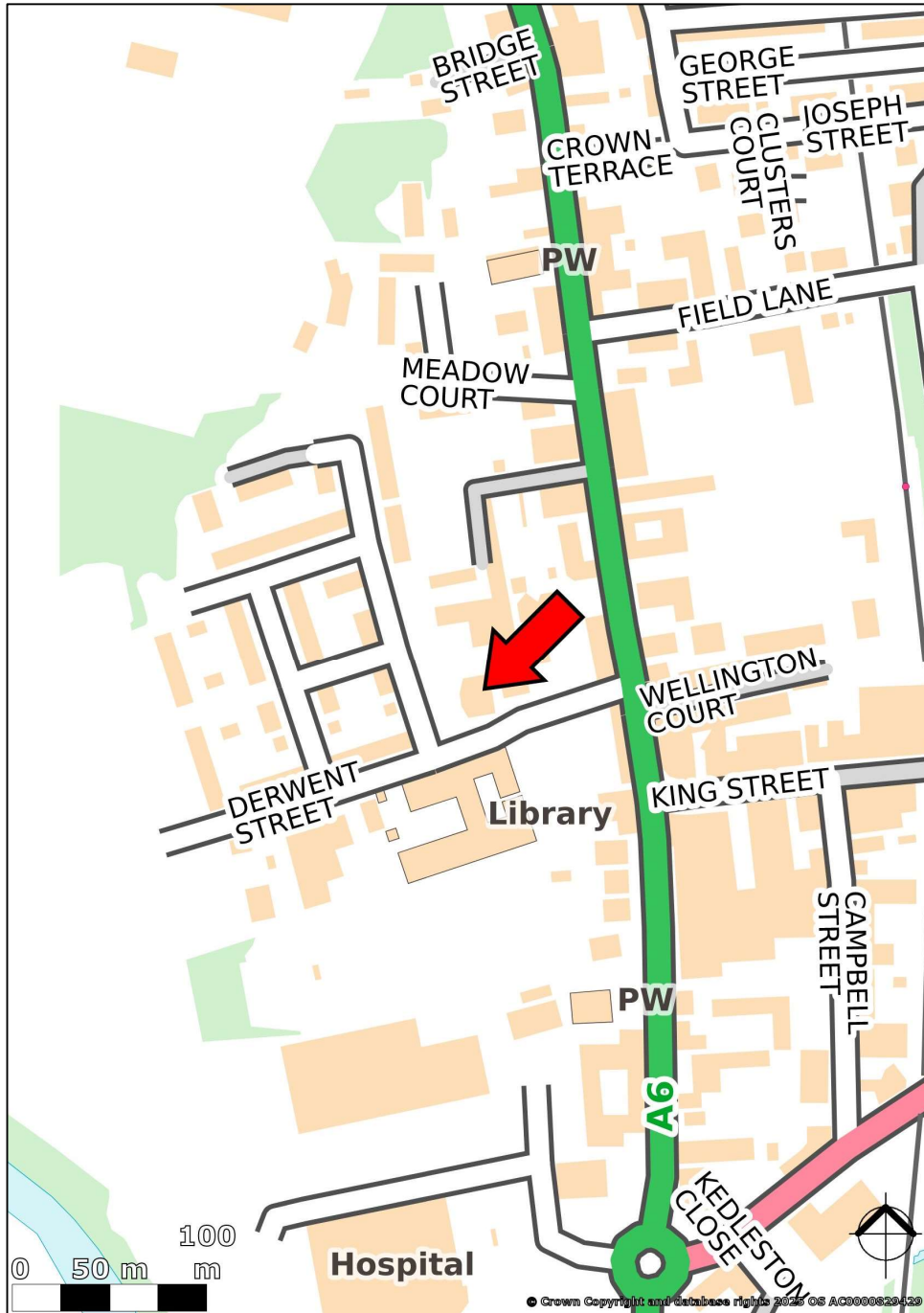
David Brown Commercial

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email: enquiries@davidbrownproperty.com

EPC

An Energy Performance Certificate is in the course of preparation.



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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