

# TO LET

## Office Suites on A6 with car parking

Derby Road, Cromford, Derbyshire DE4 5HN



- Good quality office suites from 7.10 sq.m / 77 sq.ft.
- Available to let on flexible, all-inclusive\* terms.
- Prominent location on arterial route.
- Ample on-site car parking.

**From £1,560 Per annum all-inclusive\***

\*Not including internet and phone; occupier to become the ratepayer

**01332  
200232**

## Location

The property is situated on Derby Road near Cromford, between the towns of Belper and Matlock.

The A6 provides access to Matlock (3.6 miles) and Buxton (22 miles) to the north, and Belper (6.8 miles) and Derby (17.5 miles) to the south.

The property is set within the Derwent Valley World Heritage Site and has rural views over the adjacent Cromford Canal to the countryside beyond.



*Office 5*

## Description

The property comprises a detached two-storey office building originally constructed as the head offices of Pisani.

Internally, the accommodation provides a mixture of open plan office suites and individual private

rooms. The accommodation has carpets, painted plaster walls, double glazing and electric heating.

The rooms and suites are offered on all-inclusive terms, with a single monthly payment inclusive of:

- Rent
- Water rates
- Heating
- Electricity
- Buildings insurance
- Cleaning of common areas
- Car parking

Please note the licence fee does not include individual room cleaning.

There are communal kitchen and WC facilities.

## Accommodation

Floor	Description	sq mtrs	sq ft
Suite One (GF)	Office	82.8	891
	Kitchen	10.9	117
	Total:	<b>93.7</b>	<b>1,008</b>
Suite Two (FF)	Office	74.5	802
	Meeting Room	30.5	328
	Total:	<b>105.0</b>	<b>1,130</b>
Individual offices (FF)	Store	<b>4.2</b>	<b>45</b>
	Office 2	<b>8.9</b>	<b>96</b>
	Office 3	<b>7.1</b>	<b>77</b>
	Office 4	<b>16.0</b>	<b>172</b>
	Office 5	<b>26.2</b>	<b>282</b>

## Tenure

The suites are available to let for a minimum of three months. One month's rent is required as a deposit. Lettings are by way of a simple, user friendly licence agreement and can therefore be effected extremely quickly.

## Business rates

The occupiers are to become the ratepayers for the offices/rooms. It is anticipated that the occupiers may benefit from Small Business Rates relief subject to a successful application and eligibility.

## Licence Fees

Suite / Room	£ per annum	£ per month
Suite One (GF)	£13,500	£1,125.00
Suite Two (FF)	£14,000	Now Let
Office 2	£1,900	Now Let
Office 3	£1,560	£130
Office 4	£3,450	Now Let
Office 5	£5,650	£470.83

## Legal Costs

There are no landlord's legal charges. A simple one-off administrative fee of £295 + VAT is payable upon application to include preparation and execution of the licence agreement.

## VAT

Not Applicable.

## EPC

D-85 valid until June 2030.



Office3

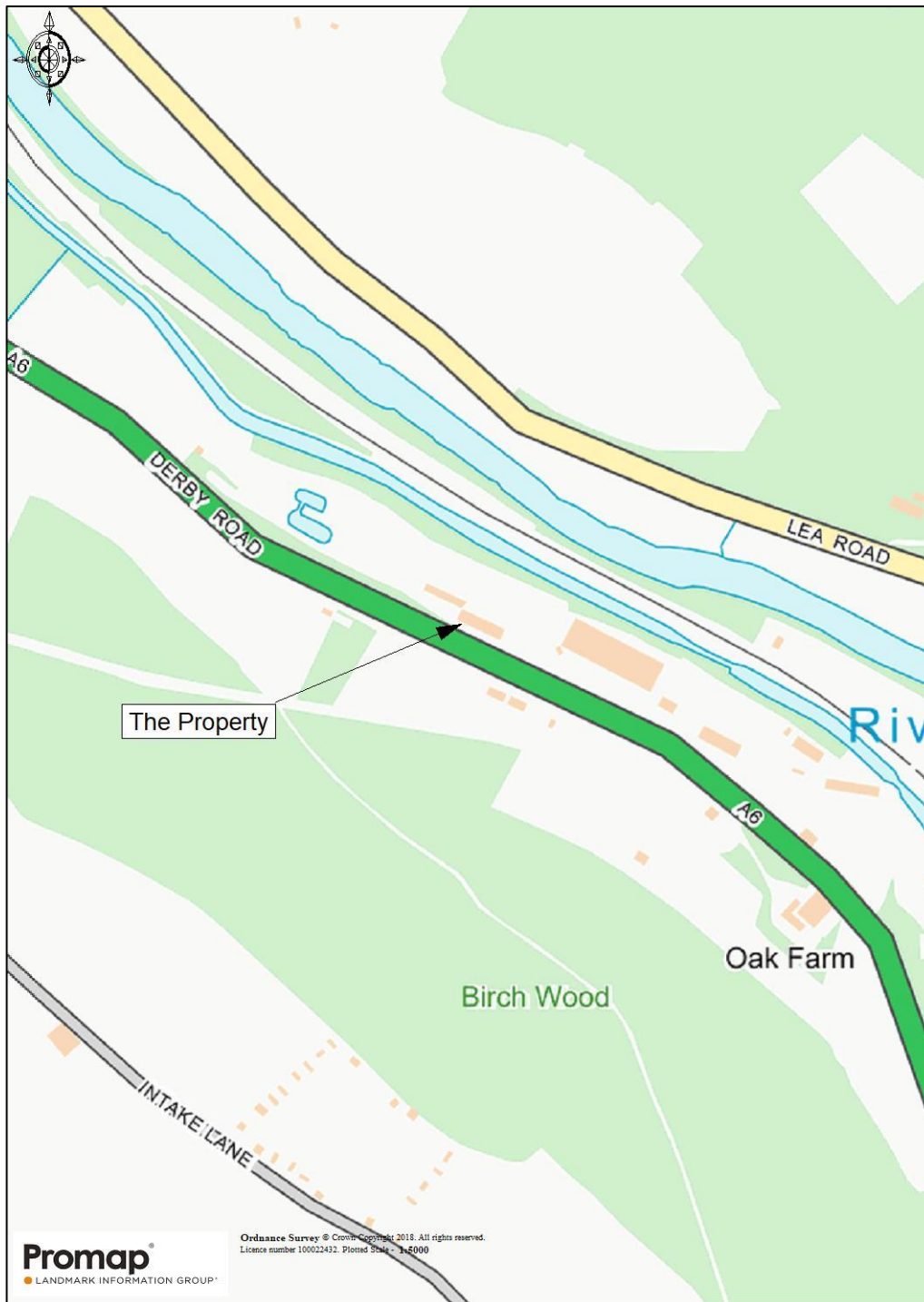
## Viewing

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

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