

TO LET

High Quality Office Suites with Parking

8 Heritage Business Centre, Derby Road, Belper, DE56 1SW



- First and second floor office suites within modern office building.
- Total Net Internal Area ranging from **18.7 sq.m / 201 sq.ft – 57.6 sq.m / 620 sq.ft.**
- Dedicated car parking for 5 vehicles.
- Prominent location on A6 with roadside frontage.
- High quality internal specification with utilities included.

RENTAL FROM: £335 p.c.m

**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 three individual office suites, within a purpose-built three-storey office building having brick elevations beneath a distinctive curved profile steel clad roof.

There are two individual offices on the first floor and an open plan office on the second floor. The suites are available together or individually.

The suites benefit from suspended ceilings, modern lighting, aluminium framed double-glazed windows, AC heating/cooling and carpet tiled floors.

The offices have 5 car parking spaces in total. Each suite will be allocated an appropriate number of parking spaces.

Accommodation

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

| Floor | Description | sq.m. | sq ft |
|-------------------|-------------|--------------|--------------|
| First | Office 1 | 18.7 | 201 |
| | Office 2 | 27.6 | 297 |
| Second | Office 3 | 57.6 | 620 |
| Total NIA: | | 103.9 | 1,118 |

Services

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

Rent

Office 1: £335 per calendar month

Office 2: £445.50 per calendar month

Office 3: £878.30 per calendar month

The property is available to let with utilities included. The tenant is to be responsible for their own internet and phone.

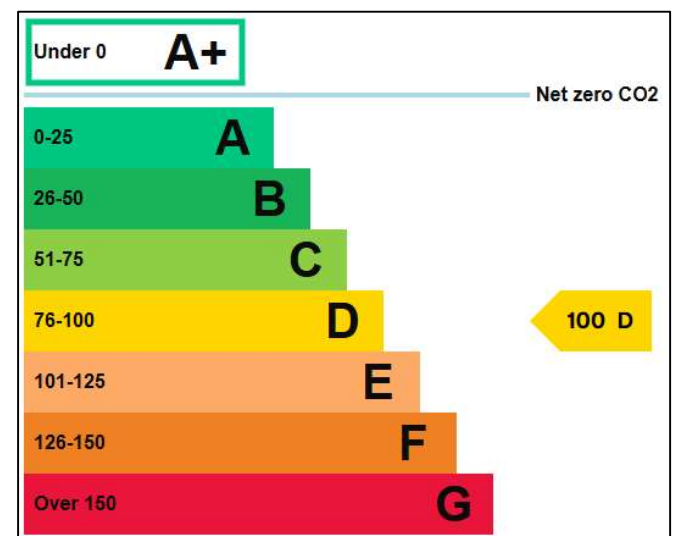
Deposit

A rental deposit may be required subject to status.

Lease Terms

The offices are available immediately by way of a new sub-lease.

EPC



Legal Costs

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

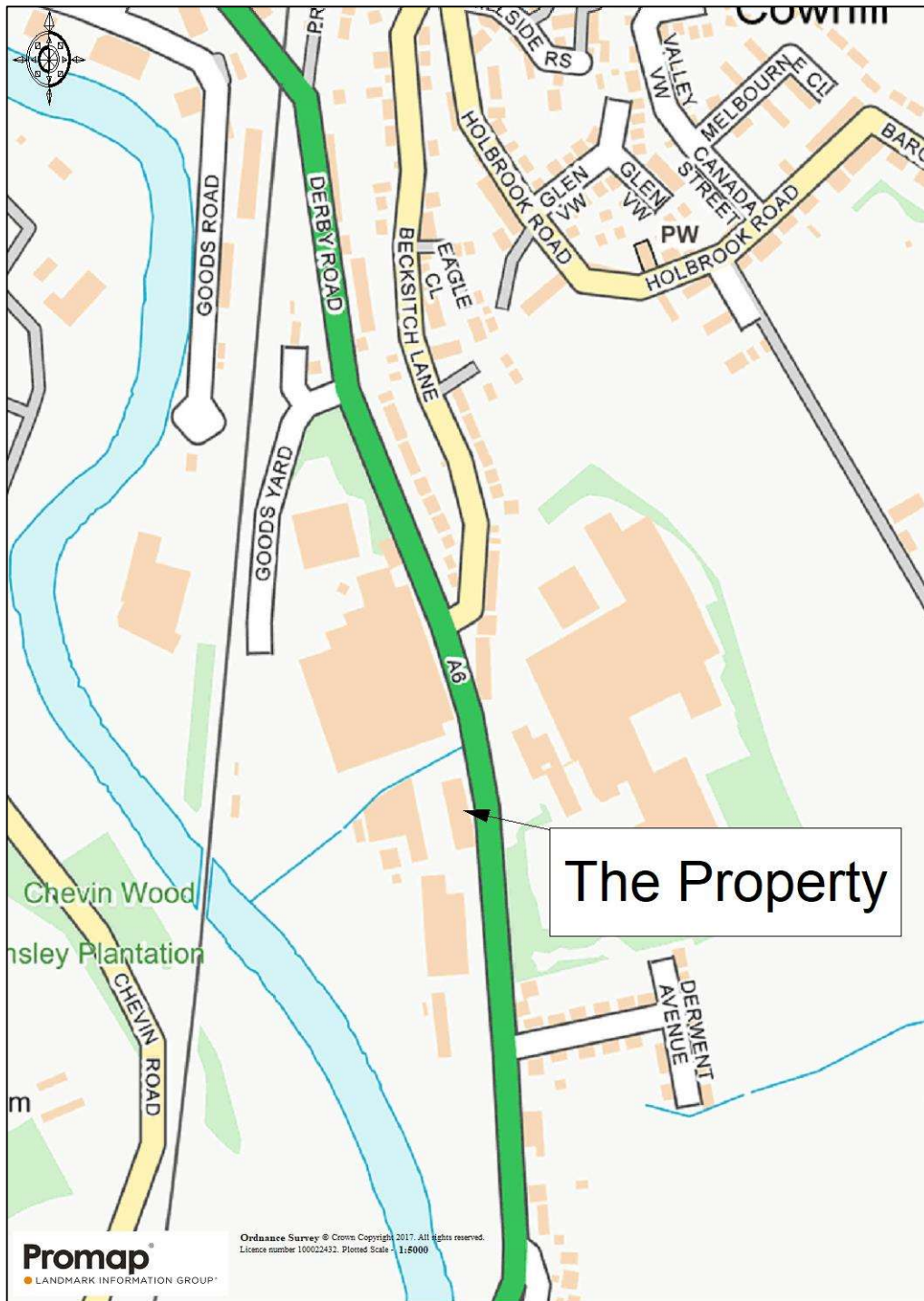
Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.