

TO LET

Town Centre Offices with Car Parking

8 Green Lane Belper, DE56 1BY



- Total Net Internal Area: **167.8 sq.m / 1,805 sq.ft.**
- Well-proportioned cellular offices with ancillary accommodation.
- Attractive original features and light, airy interior.
- Dedicated off street car parking for approximately 8 cars to the rear.
- Available immediately on new lease terms.

To Let: £15,500 per annum exclusive

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.

Green Lane is situated just off King Street, within the heart of Belper town centre close to the railway station and public car parking within easy walking distance of all facilities offered by King Street.



Description

The property comprises a red brick office building occupying an elevated position with far reaching views over the Chevin Hills, having attractive

landscaped front and rear gardens and approximately 8 car parking spaces to the rear.

There is a garage to the rear of the property that is being retained by the landlord for their own use and is not included within the demise.



Internally the property provides a reception together with 9 well proportioned cellular offices over three floors together with kitchen, pantry, cellarage and stores rooms. There are WC facilities on the ground and first floors.

The offices are finished to a good standard benefiting from carpeted floors, gas fired central heating, spotlights and ample power points.

The property has characterful original features including timber sash windows, timber doors and feature leadlight window to the staircase. The

property is situated within the Belper Conservation Area and the Derwent Mills World Heritage Site.

To the rear there is car parking for approximately 8 vehicles and a car port. There is an attractive rear garden.

Accommodation

Description	sq mtrs	sq ft
Ground	64.4	693
First	64.0	688
Second	39.4	424
Total Net Internal Area:	167.8	1,805

Services

All mains services are connected to the property.

Tenure

The property is available to let on a new full repairing and insuring terms for a negotiable period of years, subject to rent reviews where appropriate.

Lease Terms

The lease is to be contracted outside of the Landlord and Tenant Act 1954.

Rent

£15,000 per annum, exclusive of rates and all other outgoings.

VAT

The rental payable is not subject to VAT.

Insurance

The landlord is to be responsible for insuring the property and recovering the premium from the tenant on an annual basis.

Deposit

A rent deposit may be required, subject to status.

Rates

The property has a rateable value in the 2023 list of £10,750 therefore would benefit from small business rates relief subject to eligibility and a successful application with the local authority.



Legal Costs

Each party is to be responsible for their own legal costs.

EPC

D-78 until 30th May 2028



Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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