

TO LET

Storage unit with offices

Unit 1B, Sitwell Business Centre, Heage Road Industrial Estate
Ripley, Derbyshire, DE5 3GH



- Extending to **85.5 sq.m. / 920 sq.ft.**
- Ground floor stores (42.8 sq.m. / 460 sq.ft.) with roller shutter door access.
- High specification first floor offices (42.8 sq.m. / 460 sq.ft.)
- Dedicated car parking spaces.
- Great location close to A38.

RENTAL: £12,000 P.A.X.

**01332
200232**

Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the North of the City of Derby and 15 miles North West of Nottingham, at the Junction of the A38 and A610 roads.

Vehicular accessibility is good, with the A610 linking with Junction 25 of the M1 Motorway (South) before connecting with Nottingham, and the A38 leading to Junction 28 of the M1 Northbound, and the City of Derby to the South.

The property is located at Sitwell Business Centre, a modern development of industrial, office and warehouse units on the Heage Road Industrial Estate.

Description

The property comprises a storage unit with offices and parking forming part of a larger building. The ground floor provides an open span storage unit and communal WCs. The first floor provides an open plan office with communal kitchen.

The specification includes roller shutter doors and LED lighting throughout. Externally, there is a good provision of parking.

Tenure

The suites are available TO LET by way of a new sub-lease.

Accommodation

Description	sq.m.	sq.ft.
Stores	42.8	460
Offices	42.8	460
Total Net Internal Area:	85.6	920

Rental

£12,000 per annum exclusive of VAT, rates and all other outgoings.

Deposit

A deposit may be required subject to status.

Legal Costs

Each party is responsible for their own legal costs.

Business Rates

The tenant is to be the ratepayer for the property. The ground floor and first floor are separate assessments.

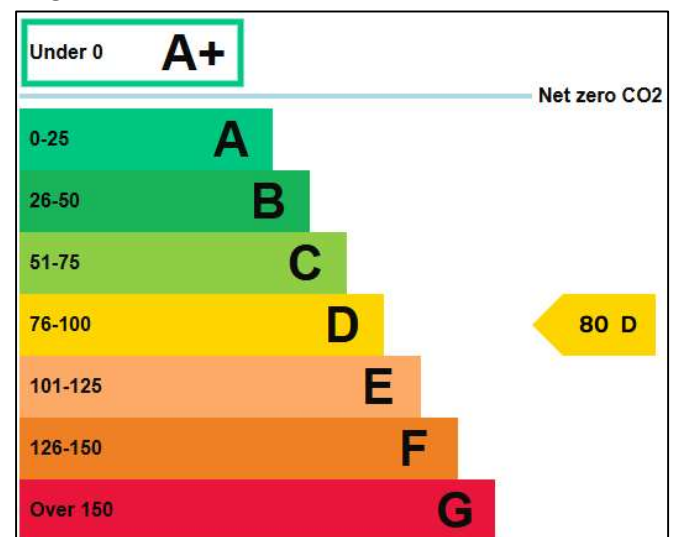
Utilities and shared building services

The tenant is to be responsible for 50% of all utilities and shared building services costs.

VAT

VAT is applicable on the rent at the prevailing rate.

EPC



Viewing

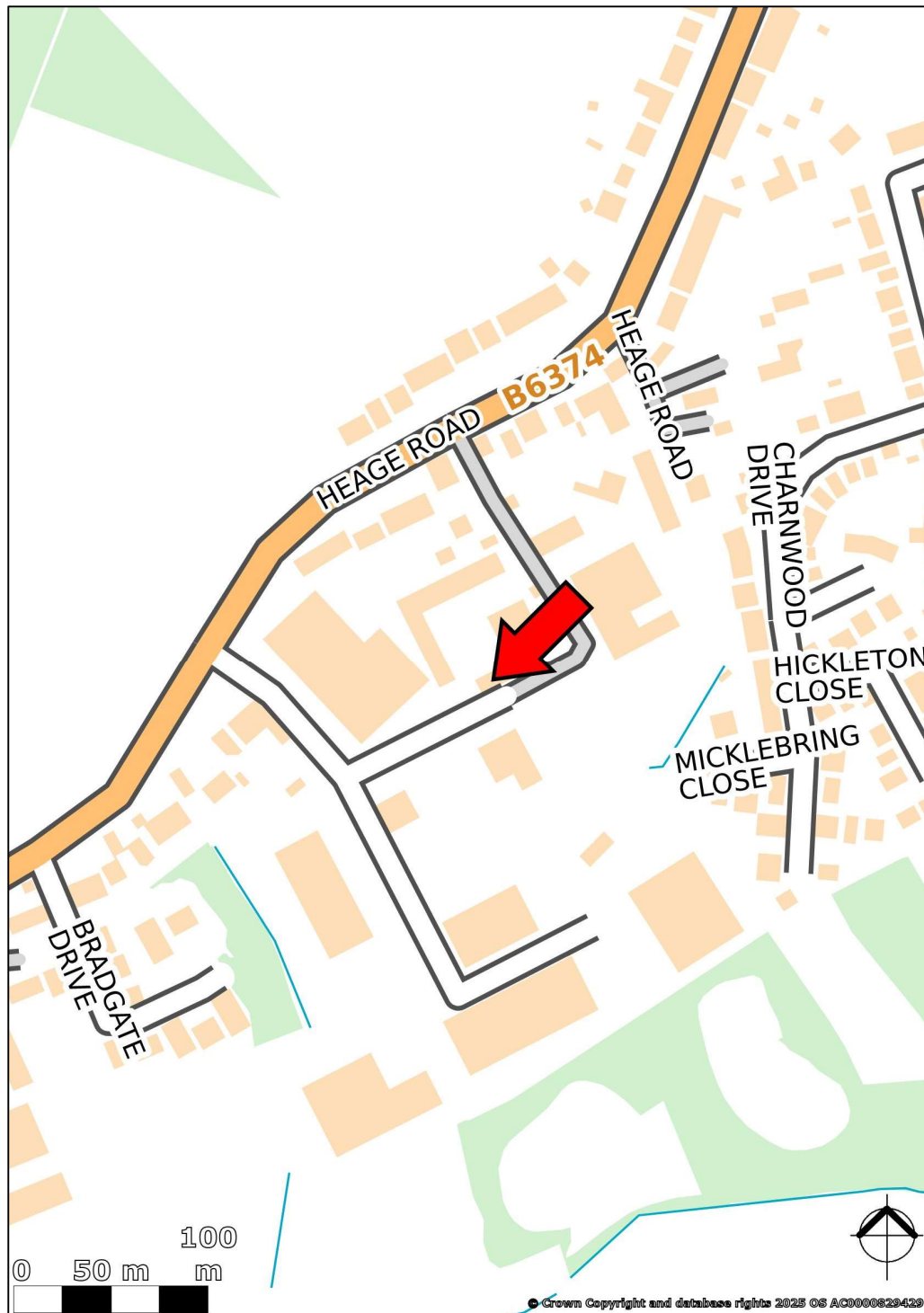
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200 232

email:

info@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.