

FOR SALE

Good quality office

Langley House, Amber Drive, Langley Mill, Nottingham, NG16 4BE



- Rare freehold office available with vacant possession.
- Excellent location just off the A610 trunk road.
- Quick connection to Junction 26 of the M1 Motorway.
- Extending to **133.2 sq.m. / 1,434 sq.ft.** over two storeys.
- Excellent specification including carpets, perimeter trunking, double glazing, category II lighting and security shutters.
- Previously used as a business centre / serviced offices.

GUIDE PRICE: £165,000

**01332
200232**

Location

Langley Mill is a town in the county of Derbyshire in the East Midlands region. Nearby commercial centres include Derby some 10.5 miles south west and Nottingham some 15 miles south east.

Road connections are good, the town lies upon the A608 and A610 trunk roads, the latter providing a quick connection to Junction 26 of the M1 Motorway.

Amber Drive is an established industrial / commercial location just off the A608. The property is situated on the south side of Amber Drive.

Description

The property comprises a two-storey office of brick elevations beneath a flat roof previously used as a business centre / serviced offices.

The ground floor provides three rooms, a kitchen and a WC. The first floor provides three offices, a store and a kitchen.



The specification includes carpets, painted plaster walls, dado trunking, electric radiators, upvc double glazing and security electric shutters.



Externally there is unrestricted on-street parking on Amber Drive.

Services

We understand mains water, electricity (3-phase) and drainage services are connected.

Price

The property is available with vacant possession for a price of £165,000.

Floor Areas

We have measured the property according to the basis of Net Internal Area (NIA) and report the following approximate areas:

Description	sq mtrs	sq ft
Ground Floor	68.8	741
First Floor	64.4	693
Total Net Internal Area:	133.2	1,434

Rates

The property has a rateable value of £10,250 in the 2023 rating list. Any occupier (if eligible) would benefit from 100% small business rates relief so no rates would be payable.

EPC

An EPC is in preparation.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

Management Services

David Brown Commercial are pleased to offer property investors a comprehensive and professional property management service including rent collection, service charge administration (where appropriate) and regular property inspection to ensure tenant compliance with lease terms. We aim to maximize value and remove the pain sometimes associated with property ownership and are happy to provide competitive quotations upon request.

Viewing

Viewing is strictly via appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

email:

enquiries@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.

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

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