



TO LET

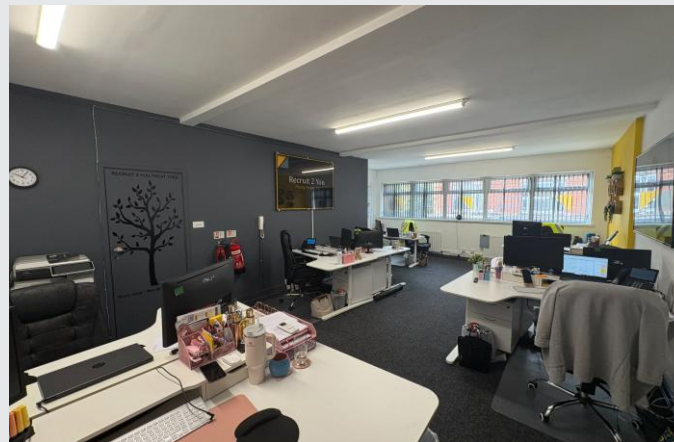
FIRST FLOOR 2A MARKET STREET

HEANOR, DERBYSHIRE DE75 7NR

84.22 sq m (906 sq ft)

Well presented first floor offices

- Well presented office accommodation
- Prominent high street location
- Benefits from passing trade and good visibility
- Great transport links and connectivity



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

The premises occupy a prominent position in Heanor, benefiting from excellent visibility and strong pedestrian footfall. The property is surrounded by a mix of national and independent retailers, cafés and local services, creating a well-established commercial environment.

Heanor is located approximately 9 miles north-east of Derby and 10 miles north-west of Nottingham, with convenient access to the A608 and Junction 26 of the M1 motorway, providing excellent links to the wider Midlands road network.

DESCRIPTION

The property comprises a well-presented, self-contained first floor office premises offering modern open-plan accommodation with a separate meeting room, kitchenette and WC facilities.

The offices have been finished to a good standard throughout, benefiting from carpeted floors, LED strip lighting, and perimeter heating. The flexible layout is suitable for a variety of office and professional service occupiers.

Externally, the property benefits from high street access and parking for 2 vehicles.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
TOTAL NIA	84.22	906

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further details.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Amber Valley District Council
Description:	Offices & Premises
Rateable Value:	£7,400
Period:	2026/27

TENURE

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£10,000 per annum.

VAT

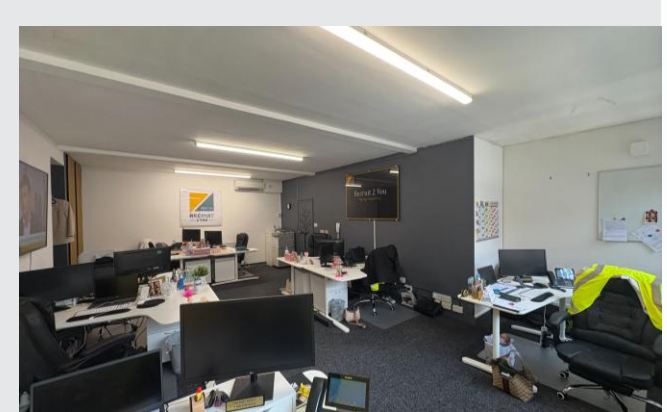
VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

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



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

ALICIA LEWIS

07517-905795

alicia@ng-cs.com

CHARLOTTE STEGGLES

07954-996197

charlotte@ng-cs.com