



2/6 Causeway Lane, Matlock, Derbyshire, DE4 3AR

OFFICE TO LET

First floor office accommodation located in the centre of Matlock.

- Conveniently located within the heart of Matlock town centre.
- Available for immediate occupation.
- Available to rent at £7,750 per annum.
- Incentives available.



CONTACT

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Location

The property is located within the picturesque market town of Matlock, a highly popular tourist attraction in the Derbyshire Dales situated approximately 21 miles from Derby to the south and 10 miles from Chesterfield to the north east.

The subject property is situated on Causeway Lane within the heart of Matlock town centre, positioned between Crown Square and the River Derwent. The immediate area provides a mixture of independent and anchor retailers ranging from Costa Coffee, Iceland, Lloyds Bank along with Nationwide who occupy the ground floor within subject property.

Also close by are a plethora of local amenities such as Hall Leys Park, Matlock Railway Station and the A6 forming the main arterial route in and out of the town.

Description

The property comprises an attractive two-storey period building of traditional brick construction beneath a pitched slate roof with the available accommodation occupying part of the first floor, providing self-contained access to the ground level.

The accommodation is configured as two office suites overlooking Matlock's popular Crown Square, and includes further storage, kitchen and WC facilities.

The space has been provides a mixture of carpet/vinyl floor coverings, painted plaster walls, suspended ceilings incorporating category 2 lighting and double glazed wooden framed windows.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Total Net Internal Area: 603.96 sq ft / 56.11 sq m.

Planning

We understand the property falls under Use Class E (Formerly B1 Business)

All planning information should be confirmed with the local authority.

Services

We understand that all mains services are connected to the property

Business Rates

All business rates are included within the annual rent.

Tenure

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £7,750 per annum exclusive.

VAT

We understand that VAT is not applicable at the subject property.

However, all figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection to this transaction.

Viewing

Strictly via appointment with sole agents BB&J Commercial



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