

OFFICE, TO LET

## 5D UNICORN HOUSE, WELLINGTON STREET

Ripley, DE5 3EH



### KEY FEATURES

- Rent: £600.00 per month
- 370 Sq Ft (34.37 Sq M)
- Undergoing refurbishment
- Easy in, Easy out
- 1 designated parking space
- Ripley Town Centre
- Suitable for a variety of uses STP
- May qualify for 100% rates relief, subject to status

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

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### LOCATION

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby.

The site is located in Ripley town centre giving excellent access to a broad range of town centre amenities and public transport facilities. The site benefits from excellent commuter links; the A610 which connects with Nottingham is situated 1 mile to the east, the A38 which connects with Derby is located 2 miles to the west and J28 of the M1 is situated 4 miles to the north.

### DESCRIPTION

Office with parking. Easy in, Easy out. Undergoing refurbishment to a good standard with carpeted floors, suspended ceilings and LED lighting. Shared WC and kitchen facilities. 1 designated parking space including with ample pay and display parking close by.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>370</b>	<b>34.37</b>

### PLANNING

We believe the property has been used under Classes E and of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses. All parties should confirm the planning position with the relevant Local Authority.

### TENURE

The suite is to let by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes; water (in shared WC's & kitchen), 1 car parking space, 200Mbps Wi-Fi, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning of common areas.

Electric is not included and will be re-charged for usage.

Telephones handsets are available from £25 pcm or tenants can arrange their own telephones.

Tenants are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations. A £150 annual insurance contribution is payable in addition to the monthly rent.

### RENT

The premises is available to rent for £600.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

E (115)

### VIEWING

Please contact us or visit the OMEETO website for full details or to request a viewing. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

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### PARTICULARS UPDATED

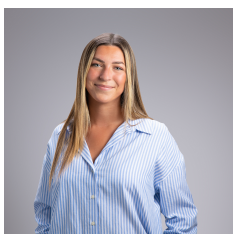
29-Oct-2025

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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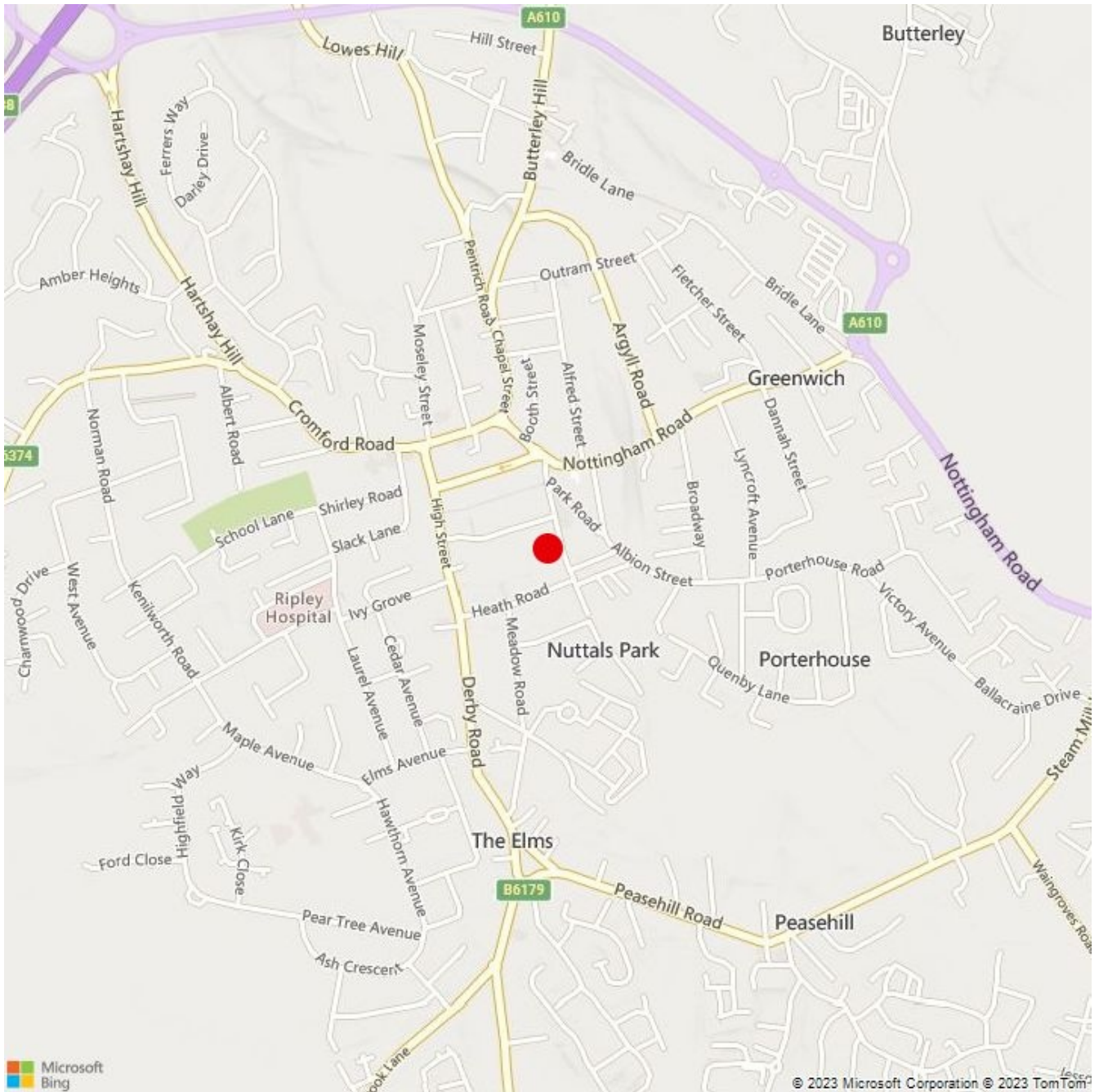
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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