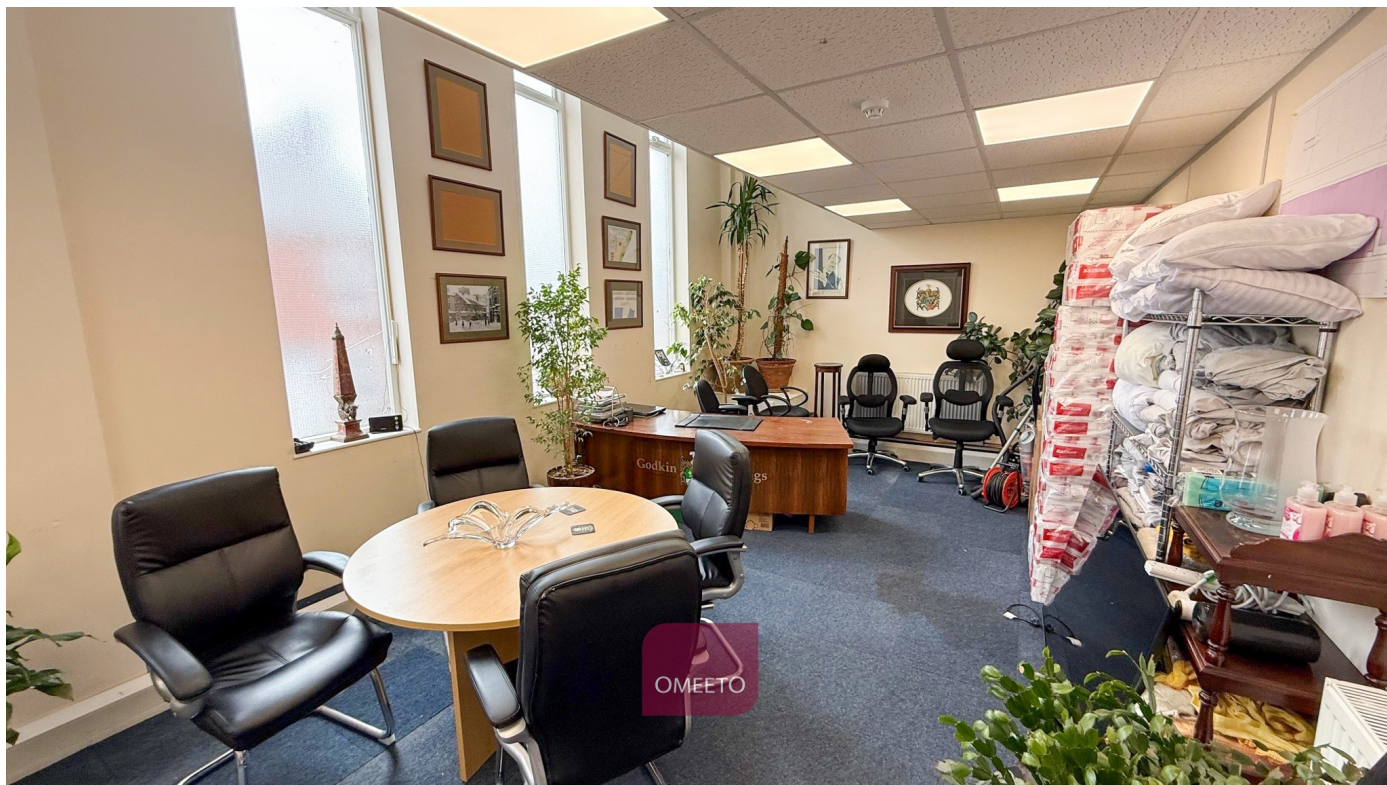


GROUND FLOOR OFFICE, TO LET

# 1H UNICORN HOUSE, WELLINGTON STREET

Ripley, DE5 3EH



## KEY FEATURES

- Rent: £900.00 per month
- 425 Sq Ft (39.48 Sq M)
- Inclusive rental
- Ripley Town Centre location
- May split into two rooms
- Local, reputable landlord
- Most suites 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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## TO LET - GROUND FLOOR OFFICE

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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

Ground Floor Office in Ripley Town Centre. Bills included. Well presented and generally finished with carpet floor coverings, plaster painted walls and suspended ceilings with LED lights. The building benefits from double glazing, central heating, shared kitchen and WC facilities. May be split.

### 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>425</b>	<b>39.48</b>

### PLANNING

We believe the property has been used for B1 (Business) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £5,000

### TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: water, gas, electric, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable). A £150 annual insurance contribution is payable in addition to the monthly rent.

### RENT

The premises is available to rent for £900.00 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 OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

## TO LET - GROUND FLOOR OFFICE

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

26-Nov-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

**Ruby Scott-Mullen**

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07398390967

rubysm@omeeto.co.uk

### 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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