

OFFICE SUITE, TO LET

# FIRST FLOOR MERLIN COURT, RIPLEY ROAD

Ambergate, Belper, DE56 2EP



## KEY FEATURES

- Rent: £22,000 per annum
- 2,215 Sq Ft (205.77 Sq M)
- Superbly presented self contained office
- Mainly open plan with meeting room
- Benefits from lift, Air con, Fresh air system
- On fenced and gated estate
- Situated opposite Ambergate Train Station
- On the A610

## OMEETO DERBYSHIRE

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### LOCATION

Ambergate is a well-connected village in Derbyshire's Amber Valley, ideally placed between Belper and Ripley. Merlin Court, Ripley Road, DE56 2EP sits in a prominent position directly opposite Ambergate Train Station on the A610, with quick access to the A6 and A38 (just 3 miles east).

This gives excellent commuting links to Belper (south), Matlock (north), Ripley and beyond, making it perfect for businesses wanting great transport links without city-centre costs.

### DESCRIPTION

A superb self-contained modern office suite to let. This well-presented office is mainly open plan with a dedicated meeting room, storage, kitchen and WCs - ideal for teams seeking quality, ready-to-occupy office space with excellent visibility.

Key features include air conditioning, fresh air ventilation system, lift access, dado trunking for power and data, and a fenced and gated estate with designated parking for 7 cars. EPC A (22) - exceptionally energy efficient.

A standout opportunity for those searching for offices to rent in Ambergate, near Belper or high-quality commercial space in Derbyshire.

### ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>2,215</b>	<b>205.77</b>

### PLANNING

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

### SERVICES

All mains services with the exception of gas are connected to the property. Incoming tenants are to arrange their own broadband/telephone and 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.

### RATING

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

**Rateable Value:** £20,750

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £500 per quarter.

### TENURE

Office to let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £22,000 per annum.

### 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

A (22)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. 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, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

20-May-2026

### 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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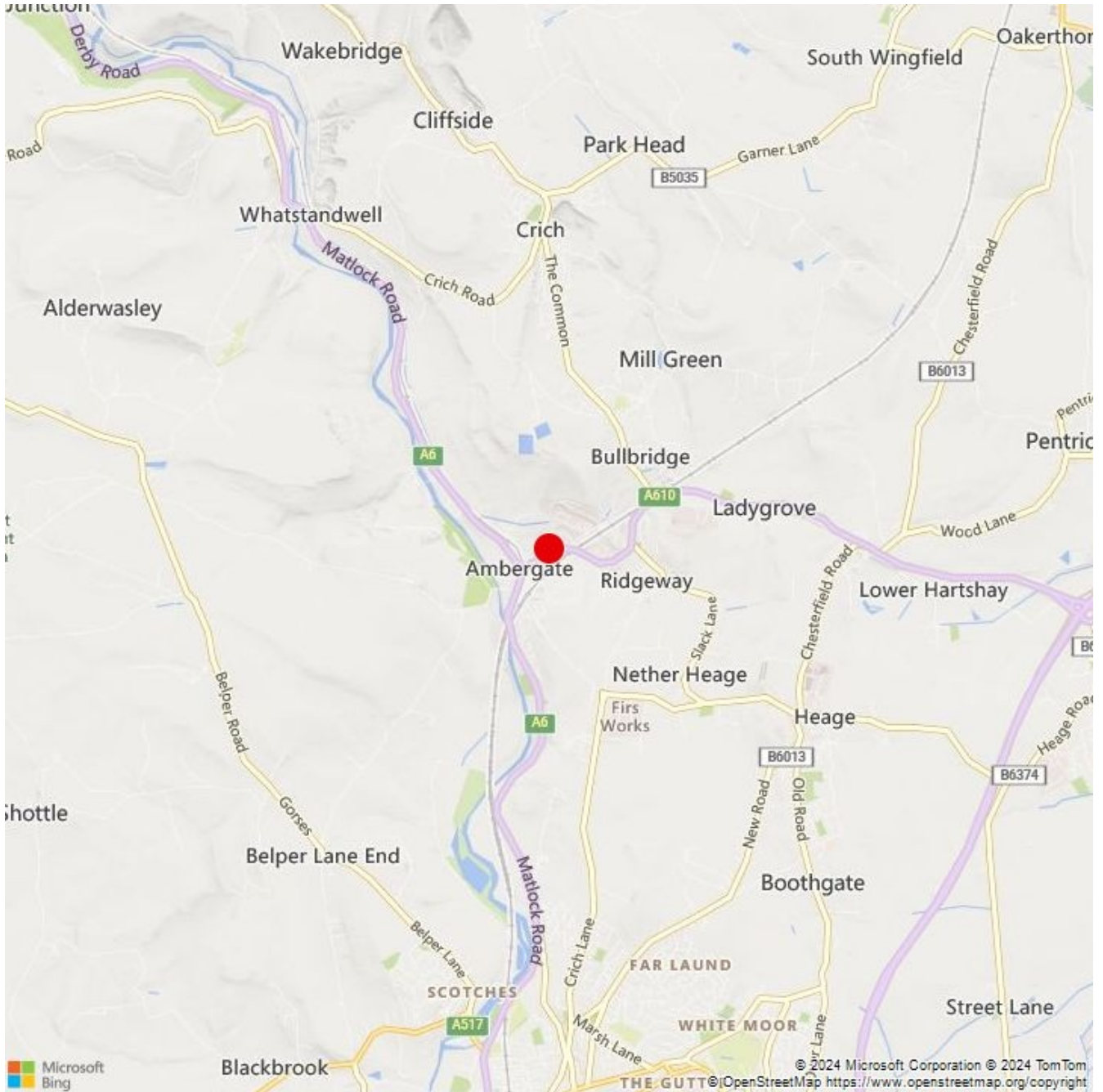
### IMPORTANT NOTICE

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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