

MODERN OFFICE, TO LET

## 28 THE VILLAGE, MAISIES WAY

South Normanton, Alfreton, DE55 2DS



### KEY FEATURES

- Rent: £28,950 per annum
- 2,166 Sq Ft (201.22 Sq M)
- Pharmaceutical dispensary on the ground floor
- Open plan offices on first floor
- EPC Rating A low running costs
- Air-Con, LED lighting, kitchenette and WCs
- 9 allocated parking spaces
- Excellent transport links; J28 of M1 within 1 mile

### OMEETO DERBYSHIRE

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### LOCATION

Alfreton is a busy market town located in the Amber Valley District of Derbyshire, c15 miles northeast of Derby and 18 miles northwest of Nottingham.

The office to let is situated in The Village; an established office development in South Normanton. The Village is accessed just off the A38 and so the location provides easy access for a good supply of local labour and quick, dual carriageway access to the motorway network, J28 of the M1 is just 1 mile west.

Nearby occupiers include East Midlands Designer Outlet, McDonald's and Costa Coffee.

### DESCRIPTION

Licensed Pharmaceutical dispensary on the ground floor. Open plan office on the first. Each floor separately assessed for business rates. May qualify for small business rate relief. Well presented. Modern. EPC Rating A. Good distribution of power and data, air conditioning and LED lighting.

Externally there is a courtyard and 9 designated parking spaces. The Village has on-site security and entrance & exit barriers.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. The measurements are taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>2,166</b>	<b>201.22</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). All parties should confirm the planning position with the relevant Local Authority. Suitable for professional uses.

### SERVICES

All mains services with the exception of gas are connected to the property. 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. Currently split between ground and first floor: Ground Floor rating from 1 April 2026 is £13,750. First Floor rating from 1 April 2026 is £13,000. The occupier has successfully claimed small business rates relief on each floor.

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the estate and common areas to including CCTV and manned-security.

The current service charge budget is £1,448.91 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 £28,950 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(24)

### VIEWING

Please contact us or visit the OMEETO website 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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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

10-Dec-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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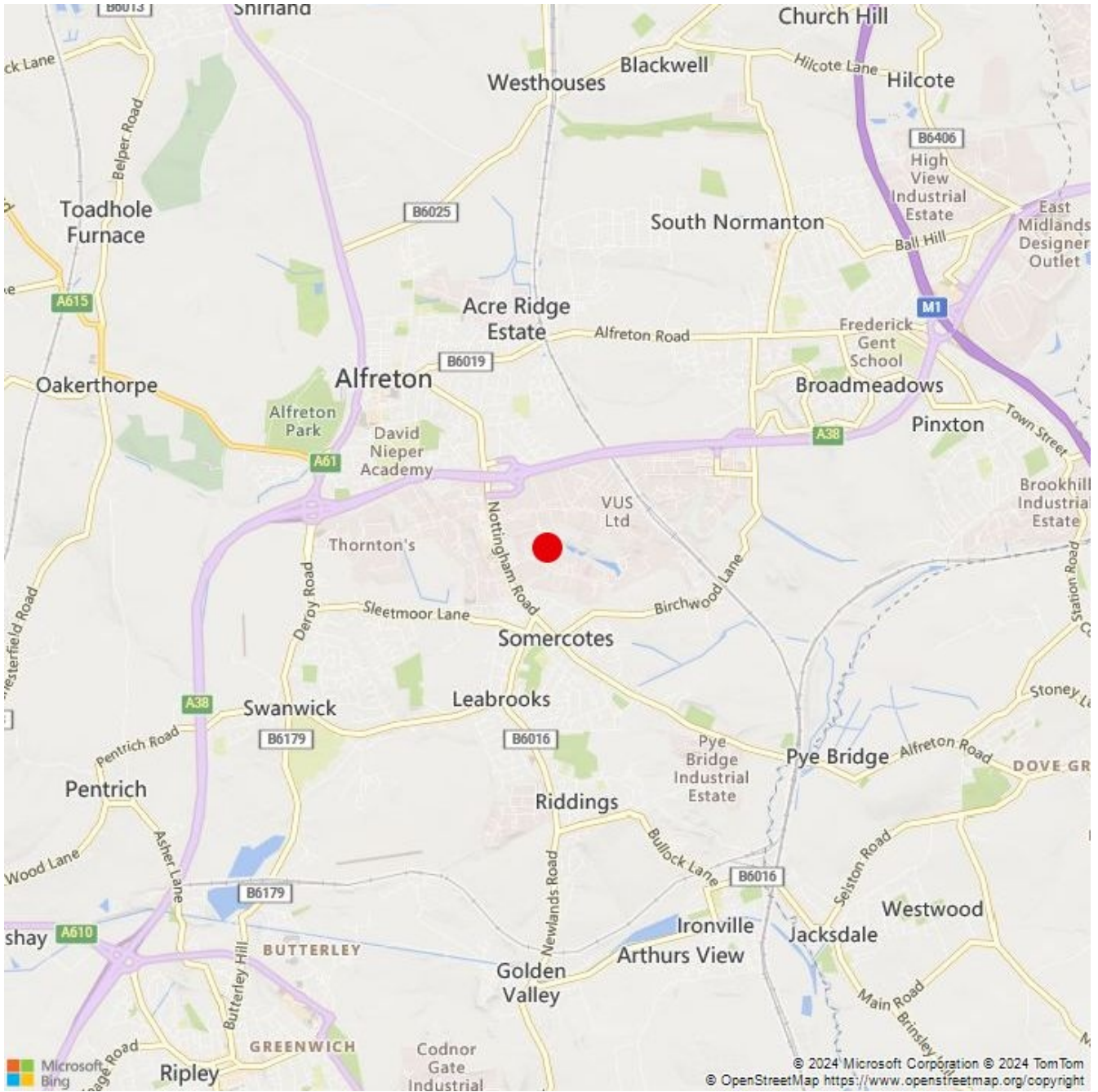
### IMPORTANT NOTICE

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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