

TO LET | £10,000 Per Annum Exclusive

Period Office Building



Caretakers House, Derby Road, Belper, Derbyshire, DE56
1UU

880 Sq Ft | 81.75 Sq M



DAVID BROWN

COMMERCIAL



Location

Belper is a popular market town situated within the borough of Amber Valley. The main arterial route running through the town is the A6, which links the town with the city of Derby some 8 miles to the south, and with the towns of Matlock and Bakewell to the north.

Also nearby is the A38 dual carriageway at Kilburn which provides a link to the M1 Motorway at Junction 28.

The Strutt Centre occupies a prominent location fronting the A6 to the south of the town centre.

Description

The property comprises a listed two-storey detached attractive office building of stone elevations within the Strutt Centre site just off the A6.

Internally the property benefits from having several offices, a kitchen and WC facilities. The specification includes painted plaster walls, LED strip lights and carpeted and tiled flooring throughout.

The property has 3 car parking spaces within a communal car park.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Ground Floor Office	169	15.7
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Kitchen	113	10.5
First Floor Office	169	15.7
First Floor Office	169	15.7
First Floor Office	90	8.36
TOTAL	880	81.75

Tenure

Leasehold.

Services

It is understood the electricity, water, gas and drainage are connected to the property.

Planning

Use Class E

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Lease Terms

The lease is to be contracted outside of the Landlord and Tenant Act 1954.

EPC

An EPC is in preparation.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£10,000 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Emily Stone for further information.

Emily Stone

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