

Modern office space with excellent road connectivity available for immediate occupation

96m²
(1,035ft²)

- Modern open plan office space
- Air conditioning
- Designated parking
- On-site security
- Office park environment
- Shared access
- Quick access to A38 and Junction 28 M1
- Rent £12,000 per annum inclusive of utilities and maintenance cost



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

The Village office development is ideally located ½ mile from Junction 28 of the M1 at its intersection with the A38 dual carriageway giving excellent road access throughout the Midlands and UK.

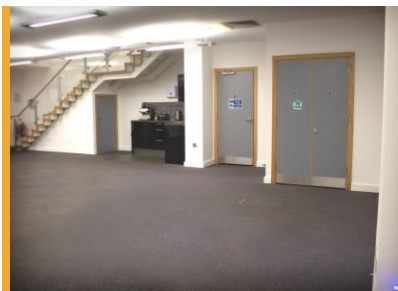
The Village is within close proximity to the East Midlands Designer Outlet Village, which provides numerous shops, cafes and dining facilities.

The Property

The premises are situated on the ground floor. The accommodation provides open plan office space with kitchen and WC's.

The office presents well benefitting from a modern specification including:

- Air conditioning
- Feature lighting
- Floor boxes
- Double glazing
- Alarm system
- Fully fitted kitchenette
- On site security gatehouse
- Shared access with first floor tenant
- 5 allocated parking spaces





Accommodation

The premises comprise the following approximate net internal floor areas:

NIA	m ²	ft ²
Total	96.20	1,035

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract.

Business Rates

We are advised by the Bolsover Borough Council business rates department that the premises hold the following rateable value:

£12,500

(The current UBR is 49.9 pence. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of the transitional phasing implications).

EPC

The property has an Energy Performance Certificate rating of B 41.

VAT

We confirm all figures quoted are exclusive of VAT.



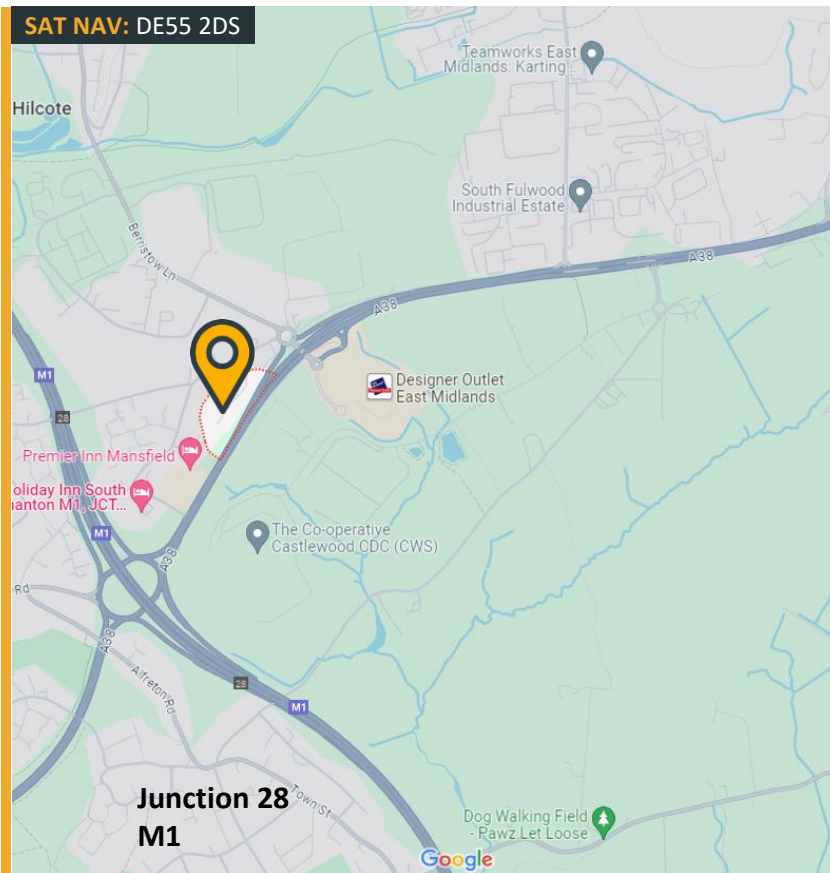
Location



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SAT NAV: DE55 2DS

Lease Terms

The offices are available to let by way of a new lease for a term to be agreed at a rental of:

£12,000 per annum inclusive of utilities and maintenance cost

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk**Harry Gamble**

07398 443 828

harry.gamble@fhp.co.uk

Or contact our joint agents Omeeto on 01332 840 328



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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