

## Two storey office building with large car park within 7 miles of Junction 28 of the M1 Motorway

2,413 m<sup>2</sup>  
(25,973 ft<sup>2</sup>) – may split

- Two storey office building with double height atrium reception
- Car parking for approximately 100 vehicles
- Suitable for use as offices, high-tec/lab space or storage
- Nearby access to the A38 with J28 of the M1 within 7 miles
- Guide price £1.5 million
- Rent £100,000 per annum



**TO LET/FOR SALE**



Location



Gallery



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## Location

The premises are located to the north of Ripley on Asher Lane. Ripley is situated approximately 12 miles to the north of Derby and 15 miles northwest of Nottingham at the junction of the A38 and A610 roads, connecting with Junction 28 of the M1 Motorway, which is within 7 miles.

## The Property

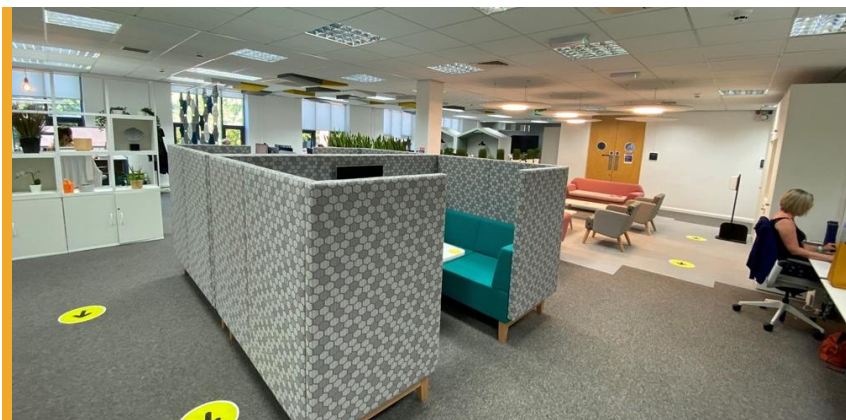
The property comprises a self contained two storey office building with a self contained car park to the front.

The accommodation is accessed through a double height atrium and provides open plan space with a central core of WC's and kitchen facilities along with a reception. The specification includes the following:-

- ❖ Air conditioning
- ❖ Suspended ceilings with a mix of Category II and LED lighting
- ❖ Double height atrium reception/entrance
- ❖ Kitchen and WC core on each floor
- ❖ Extensive parking for approximately 100 vehicles

The building would be suitable for use as offices, high-tech/lab use or for storage.





## Accommodation

The property has the following approximate net internal floor areas:

Asher House	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	1,294	13,929
First floor	1,119	12,044
<b>Total</b>	<b>2,413</b>	<b>25,973</b>

Consideration will be given to splitting the building.

## Planning

The current planning use is **B1 (Offices)**. Interested parties must rely on their own enquiries of the planning authority, Amber Valley Borough Council.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## EPC

The property has an Energy Performance Certificate rating of C67.

