

First Floor | Rodin House | 1 Ivy Grove | Ripley | DE5 3HN

First floor self-contained office suite situated in the town centre of Ripley

135m²
(1,453ft²)

- First floor serviced office space
- Open plan office accommodation
- Kitchenette and W/C facilities
- On site allocated car parking
- Situated in the heart of Ripley Town Centre adjacent to the Co-Op
- Available on new lease terms
- £36,325 per annum all-inclusive rent



TO LET



Location



Gallery



Contact



Location

The offices are well located in the centre of Ripley on the corner of Ivy Grove and High Street adjacent to the Co-op. Ripley is a busy town in the Amber Valley borough of Derbyshire.

Ripley is approximately 10 miles north of Derby city centre and 12 miles north west of Nottingham city centre, which lies to the west of the M1 motorway with easy access onto Junction 28 via the A38 and Junction 26 via the A610.

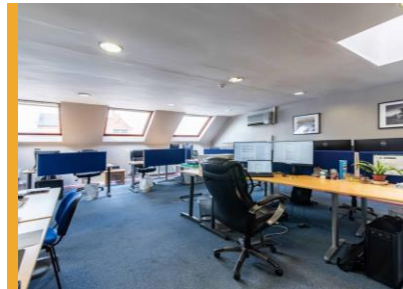
There are a number of national retailers in the area such as Costa Coffee, Birds Bakery and Wetherspoons. Park is Derby's premier business address.

The Property

The property comprises self-contained first floor office space with its own entranceway. Internally the property benefits from open plan accommodation across two rooms with a kitchenette and w/c facilities.

The total specification includes:

- Carpeting throughout
- Gas central heating
- LED lighting
- Allocated car parking
- Perimeter trunking
- Kitchenette
- W/C facilities





Accommodation

The premises comprise the following approximate net internal floor areas:

Area NIA	m ²	ft ²
Total	135	1,453

Business Rates

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

£10,500

The current small business multiplier is 0.499. All interested parties are advised to make specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Service Charge

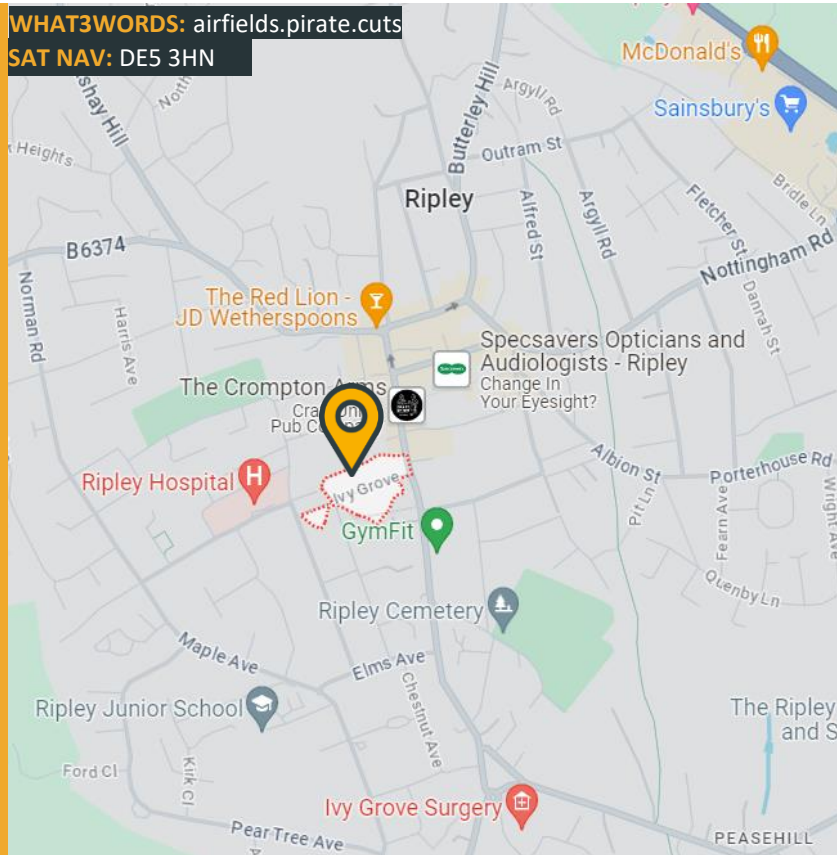
A service charge is levied to cover the maintenance and upkeep of the common parts. This cost is included within the rent.

EPC

The property has an EPC rating of to be confirmed.

WHAT3WORDS: airfields.pirate.cuts

SAT NAV: DE5 3HN



Rent

The property is available to let on a new lease for a term to be agreed at an all inclusive rent (including the rent, service charge and business rates) of:

£36,325 per annum

VAT

We confirm all figures quoted are exclusive of VAT. VAT is applicable at the prevailing rate.

Further Information

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

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