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# Press Release 2024



## FIRST FLOOR SERVICED OFFICES TO LET IN RIPLEY TOWN CENTRE

On behalf of a private client, FHP Property Consultants are delighted to bring to the market, First Floor, Rodin House, 1 Ivy Grove, Ripley, DE5 3HN.

The premises are well located in the centre of Ripley on the corner of Ivy Grove and High Street opposite to the Co-op. Ripley 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 several national retailers in the area such as Costa Coffee, Birds Bakery and Boots amongst regional/local operators.

The property occupies an excellent position in the centre of Ripley and comprises a detached office building with parking. The accommodation provides open plan offices set across the first floor comprising 135m<sup>2</sup> (1,453ft<sup>2</sup>). 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.

Harry Gamble from FHP Property Consultants comments:

*“The location is great being situated in the popular town centre of Ripley allowing easy access the M1 Motorway. These offices are of good quality and are serviced offices. An all-inclusive rent of £36,325 per annum includes the rent, service charge and business rates. I look forward to speaking with all interested parties”*

For further information on this office or to arrange a viewing, please contact Harry Gamble on 07398 443 828 or [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

Harry Gamble  
July 2024

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