

TO LET | £878.30 Per Month

High Quality Office Suites with Parking



8 Heritage Business Centre, Derby Road, Belper,
Derbyshire, DE56 1SW

620 Sq Ft | 57.6 Sq M

DB

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 Heritage Business Centre occupies a prominent location fronting the A6 to the south of the town centre.

Description

The property comprises three individual office suites, within a purpose-built three-storey office building having brick elevations beneath a distinctive curved profile steel clad roof.

The current availability is an open plan office on the second floor.

The suites benefit from suspended ceilings, modern lighting, aluminium framed double-glazed windows, AC heating/cooling and carpet tiled floors.

The Suites have 2 car parking spaces in total.

Office 3 £878.30 p.c.m exclusive of VAT but inclusive of utilities save for internet and phone.

Accommodation

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

Description	Sq Ft	Sq M
First Floor Office 1	201	18.67
Second Floor Office 3	620	57.6
TOTAL	620	57.6

Tenure

Sub-let

Services

Mains electricity, water and drainage are connected to the property.

Planning

Use Class E

VAT

The rental is subject to VAT.

Deposit

A rental deposit may be required subject to status.

Lease Terms

The offices are available immediately by way of a new sub-lease.

EPC

D(100) valid until August 2028.

Insurance

The rental is inclusive of insurance.

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

£878.30 Per Month

Viewing

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

Emily Stone
01332 200 232
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