



Derwentside, 25 Town Street, Duffield, Belper, Derbyshire, DE56 4EH

High quality office accommodation within a multi let office building.
Only one suite available.

Well located in a sought after area, providing ease of to the City of Derby, Belper
Town Centre and local transport links.

Benefit of on-site parking.

TO LET @ £650 pcm
FULLY INCLUSIVE RENTS

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LOCATION

Derwentside is located on Town Street (A6), the main road through the centre of Duffield. The property is approximately 6 miles from Derby city centre and 5 miles from Belper town centre offering convenient access to local road networks including the A52 and A38. Nearby occupiers include Natwest, Fletcher & Co, IMS Lettings and the Co-op, to name a few.

DESCRIPTION

The property is of brick construction under a pitched tiled roof. The offices are planned over the ground and first floor, with the benefit of carpet flooring, are well decorated, incorporating telephone and power points and shared kitchenette and WC facilities. Parking is also provided to the side and rear of the building.

ACCOMMODATION

The specific accommodation arrangements are as follows:

First Floor Suite 10 250 sq. ft. / 23.2 sqm.

Shared WC and kitchenette facilities.

SERVICES

We understand mains Electricity, Water and Drainage are connected to the property. The Agents have not carried out any tests on the Services and no warranties are implied or given. All utilities are inclusive within the pcm rent.

BUSINESS RATES

Inclusive within the per calendar month rent.

LEASE TERMS

The Office Suites are available on the following terms;

Suite 10 £650 pcm (does not include phone line)

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of value added tax.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating 84
EPC Band D

A copy of the certificate is available on request.

VIEWINGS

Strictly by prior appointment through the Sole Agents: -

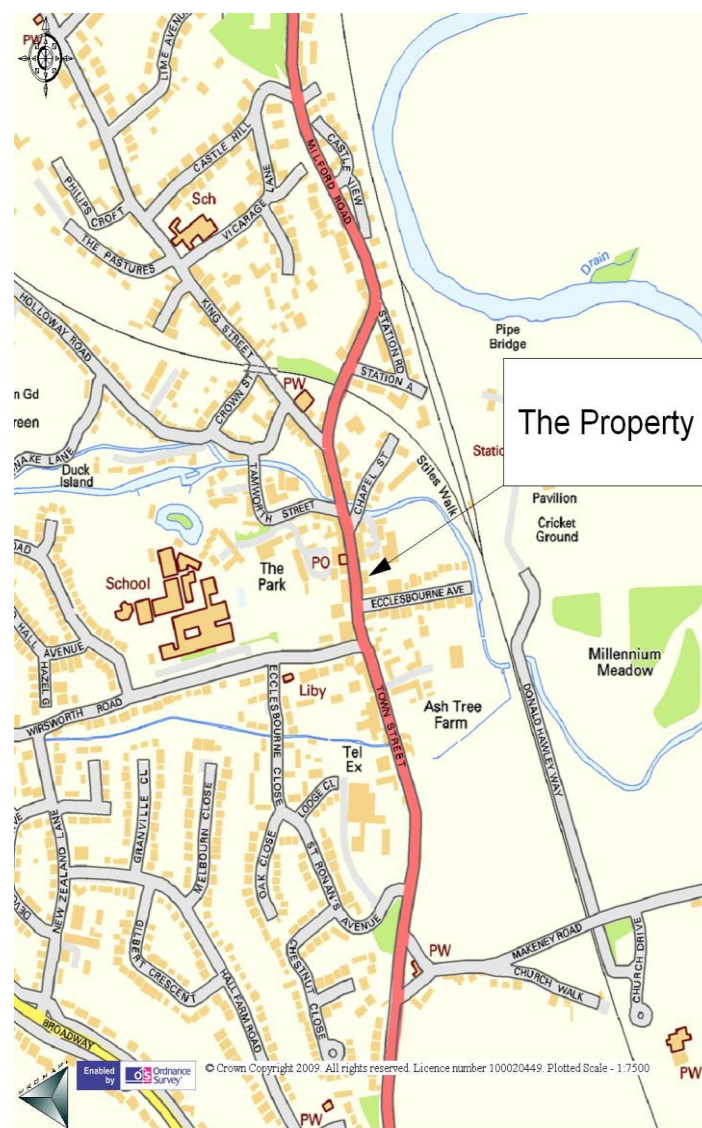
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OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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