



Fern Court, Derby Road, Denby, Derbyshire, DE5 8LG

Very well-appointed two-storey offices, with ancillary accommodation and generous car parking, extending to 4,710 sq. ft./437.6-sqm. or thereabouts.

Situated in a prominent position, adjacent to Kilburn Tollbar.

Available early 2018 on a new lease.

RENT - £37,500 pax

Fern Court, Derby Road, Denby, Derbyshire, DE5 8LG

LOCATION

The property is well-located in a prominent position adjacent to Derby Road, at its junction with Prospect Road within Denby. Ease of access is afforded to the A38 trunk road, the A61 and A6019, and Belper is approximately two-miles to the north-west.

DESCRIPTION

The property provides a detached office building and ancillary accommodation, constructed in or around the late-1980's, and has subsequently been refurbished and updated to provide good quality accommodation planned over two floors.

The offices have the benefit of powder-coated aluminium-framed double-glazed windows, category-V wiring, category-II lighting, and air-conditioning, together with kitchen and amenity areas. The property has solar panelling, which provides a significant benefit in terms of energy efficiency rating, and reduced utility costs.

Externally, there is a generous car parking area, capable of accommodation at least sixteen motor vehicles.

ACCOMMODATION

Ground Floor

Reception, Offices, Training Rooms, and Ancillary Space
2,575 sq. ft./239.22-sqm.

First Floor

Offices

2,135 sq. ft./198.34-sqm.

TOTAL FLOOR AREA 4,710 sq. ft./437.6-sqm.

SERVICES

Mains gas, electricity, water and drainage are all believed to be connected to the property.

BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows:-

Office and Premises RV £23,500

PLANNING

We understand that the property has existing use consent for B1(a) and B1(c) Offices and Light Industrial, as defined by the Town and Country Planning (Use Classes) Order 1987. Subject to planning, alternative Uses may be appropriate for the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed, and currently holds an EPC rating of C65. A copy of the certificate can be made available, on request from the Agents.

TENURE

The property is available on a brand new full repairing and insuring (FR&I) lease, at an initial rent of £37,500 (thirty-seven thousand, five hundred pounds) per annum exclusive (pax). Please note, the property will not be available until early-2018, following the relocation of the current tenants, TCL Group.

VALUE ADDED TAX (VAT)

All prices quoted are exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

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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