# GADSBY NICHOLS



Ground-Floor Office Suite within Ironstone House, Kedleston Close, Belper, Derbyshire, DE56 1TZ

Excellent ground-floor office suite, extending to 1,509 sq. ft./139.92 sqm.

Having the benefit of raised floors, climate-controlled air-conditioning, suspended ceilings, and five car parking space.

Available to Let on a new lease.

TO LET £18,500 pax

# Ground-Floor Office Suite within Ironstone House, Kedleston Close, Belper, Derbyshire, DE56 1TZ

#### **LOCATION**

Ironstone House is situated in a prominent position off New Road, at its junction with Derby Road, within the Market Town of Belper. The town centre is within easy walking distance, as are a range of local amenities including the bus and railway stations. Directly facing the property, on the opposite side of Derby Road, is the Aldi and Morrisons supermarkets.

## **DESCRIPTION**

Ironstone House is a purpose-built office building, constructed in or around 2008, and was a completed to a very high standard. The suite will be accessed off the main reception area, and will be separately alarmed, with a submetered electricity supply. The offices are open-plan, with raised computer floors, carpet-tiled floor, suspended ceilings, climate-controlled air-conditioning, and courtesy cabinet/kitchenette. The suite will have the benefit of five car parking spaces.

## **ACCOMMODATION**

The net internal area (NIA) is 1,509 sq. ft./139.92 sqm or thereabouts.

## **BUSINESS RATES**

The suite is yet to be separately assessed.

## **SERVICE CHARGE**

A service charge is to be levied to recoup the cost of the maintenance and upkeep of common parts, landscaping, insurance, and so forth.

# **TERMS**

The suite is available by way of a brand new full repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £18,500 (eighteen thousand, five hundred pounds) per annum exclusive (pax).

## **PLANNING**

We understand that the property has existing use consent for B1 Offices, as defined by the Town and Country Planning (Use Classes) Order 1987.

## **SERVICES**

We believe that mains electricity, water and drainage are all connected to the property. However, no tests have been undertaken, and no warranties are given or implied.

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC inspection has been applied for.

## **VALUE ADDED TAX (VAT)**

All sums quoted are exclusive of VAT.

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

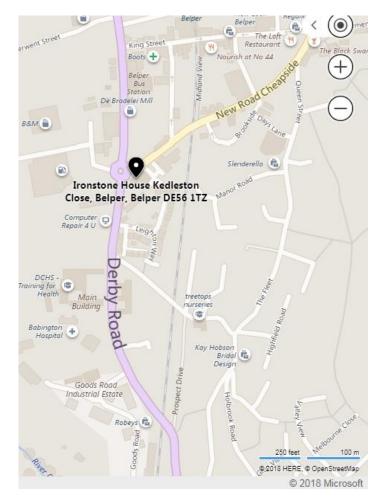
Tel: 01332 290390

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 purchasers(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with the source of funding for the purchase.

#### SUBJECT TO CONTRACT



**VIEWINGS** 

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