



## 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 completed to a very high standard. The suite will be accessed off the main reception area, and will be separately alarmed, with a sub-metered 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.

## 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 purchaser(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

