



1 Bramble Way, Clovernook Industrial Estate, Somercotes, Alfreton, Derbyshire, DE55 4RH

Well-presented, two-storey Offices, providing 2,832 sq. ft./263.37m².

Suitable for fitness studio, gymnasium or training centre, subject to obtaining the necessary consents.

High profile location adjacent to the A38, and within one-and-a-half miles of junction 28 of the M1 motorway.

**AVAILABLE ON A NEW LEASE
RENT UPON APPLICATION**

1 Bramble Way, Colvernook Industrial Estate, Somercotes, Alfreton, Derbyshire, DE55 4RH

LOCATION

The property is situated in a prominent position, immediately adjacent to the A38, off Bramble Way within the Colvernook Industrial Estate. The location benefits from excellent road communications, being one-and-a-half miles south of junction 28 of the M1 motorway. As a result, the cities of Derby, Nottingham and Sheffield are all within easy travelling distance.

DESCRIPTION

The property comprises a semi-detached, two-storey office building, providing primarily open-plan space at both ground and first floor levels, with ancillary storage and staff facilities.

The offices are well-appointed with timber or carpet tiled floors, suspended ceilings incorporating fluorescent lighting, gas-fired central heating system, and air-conditioning to part. The offices have the benefit of IT and telecommunication points are regular centres.

Whilst previously used as offices, in our opinion the property may also be suitable for alternative uses, including gymnasium, fitness studio, or training centre. The site has an excellent car parking ratio, with fifteen spaces.

ACCOMMODATION

The property as a net internal area (NIA) of 2,832sq.ft / 263.4sq.m, where the gross internal area (GIA) is 3,465sq.ft / 321.9sq.m.

SERVICES

We understand that mains gas, electricity, water and drainage are all 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: -

Description	Rateable Value
Office and Premises	£16,750

LEASE TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) lease, for a term to be negotiated.

RENT

Upon application.

SERVICE CHARGE

The service charge will be levied to cover the costs of external and communal maintenance. Further details are available upon request.

VALUE ADDED TAX (VAT)

VAT is applicable to the rent and service charge.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - 97

EPC Band - D

A copy of the certificate, as of March 2015, is available on request.

VIEWINGS

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

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SUBJECT TO CONTRACT

