



HOWKINS &
HARRISON

Offices At, Longford, Ashbourne, Derby, Derbyshire, DE6 3DS

£4,200 - £6,600 per annum

- Small Office Suites
- Dairy Office 1: 16.7 sq m / 180 sq ft
- The Bull Box: 35.9 sq m / 386 sq ft
- Flexible lease terms available
- Ample parking

Please contact Anna Meynell on

01530 877977 option 3

anna.meynell@howkinsandharrison.co.uk

Converted office suite close to the A52 with additional storage available.

Description

The property is located conveniently between the A52 linking Derby and Ashbourne and the A515 linking Ashbourne with Lichfield. From this location main arterial routes can be accessed including the A38 and A5 close to the A52, leading to the motorway network.

Other major towns and cities in the area include Derby which is only 10 miles away, Nottingham 24 miles, Stoke-on-Trent 27 miles and Stafford 27 miles.

The site benefits from ample on site parking, landscaped gardens and is set in an attractive rural location, but with the benefit of being close to the main road networks and Derby City Centre.

All rents are inclusive of electricity, heating, servicing of the common area kitchens and WCs and maintenance of the common areas.

There are shared WC and kitchen facilities.

- Dairy Office 1: 16.7 sq m / 180 sq ft
- The Bull Box: 35.9 sq m / 386 sq ft

Additional storage on site may be possible if required.

Price

Dairy Office - £4,200 per annum

The Bull Box - £6,600 per annum

Tenure

Available on a new flexible term lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The property benefits from mains electricity and the electricity is included in the rent.

Insurance - The landlord is responsible for insuring the building which will be recharged to the tenant on an annual basis.

Business Rates

The Dairy - £1,825

The Bull Box - This is not yet rated

Occupiers that benefit from Small Business Rates Relief will not have to pay any Business Rates. Please contact the local authority to find out more.

EPC

The Dairy - E (112)

The Bull Box - D (88)

Deposit

A deposit will be held for the duration of the tenancy.

Viewings

Strictly by prior appointment. Please contact Anna Meynell at the Ashby Branch on 01530877977 Option 3.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

