



Unit 27, Molyneux Business Park Ltd, Whitworth Road, Darley Dale, Matlock, DE4 2HJ
£11,004 PA



- Commercial property to let.
- First floor.
- Shared facilities.
- Easy access from A6 and close to local amenities.
- Flexible lease terms.
- Allocated exclusive parking spaces.
- £917pcm
- EPC=B

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Unit 27, Molyneux Business Park Ltd, Whitworth Road, Darley Dale,

UNIT 27 MOLYNEUX BUSINESS PARK, WHITWORTH ROAD, DARLEY DALE, NEAR MATLOCK, DERBYS HIRE DE4 2HJ - 1636 SQ FEET

A contemporary building located within a small industrial park at Darley Dale, close to the A6 between Matlock and Bakewell.

DESCRIPTION

The unit is on the first floor at the right hand end of the building. Downstairs are mains - electricity, gas, water, sewage and showers.

	F to B	Width	Sq M	Sq Ft
GIA First	14.662M		10.37M	152.04
1636.00				

TERMS - A new internal repairing lease is offered for a term in excess of 12 months. There will be a break clause after one year for both parties to end the lease on 6 months prior written notice.

CAR PARKING – The unit comes with 2 – TWO dedicated parking spaces (Nos 103 and 104) close to the unit, in addition there are a few visitor spaces and three disabled spaces on the business park.

NEIGHBOURS – All of the ground floor of this building is let to a successful gym.

CCTV & SCEURITY – All of the outside of the business park is covered by recorded CCTV and screen shots can be provided, there are locked metal gates near the main entrance, which are locked each evening circa 8pm, the new tenant will be given a key to these. There is no alarm inside the unit.

HEATING - from water filled radiators

VACANT POSSESSION – The unit is vacant and available for immediate occupation

RENT – The rent is £11,004 per annum or £917 per month. No rent deposit is required. Rent reviews will all be a 5% increase every three years. In addition to rent, service charge and buildings insurance are also payable monthly.

SERVICE CHARGE – This is reviewed annually on 1 April and is currently £74.00 per month. This will reduce in April.

BUILDINGS INSURANCE – This is reviewed annually on 13 November and is currently £35.00 per month

WC / facilities - On the ground floor below 27 is unit 26 which has male and female WC's and showers, the gym's lease requires them to allow the tenant of 27 to use these facilities and the small kitchen. A cost is to be agreed between the parties for water and any repairs that may arise and for the shared electricity.

ACCESS – This is available through double glass doors on the ground floor, which leads to an exclusive wide staircase to Unit 27.

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DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

