

# TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

## Modern Business/Hybrid Unit

Units A & D, Heage Road Industrial Estate,  
Heage Road, Ripley, Derbyshire DE5 3GH



### Leasehold: Rent On Application

- Gross Internal Area of 434.72m<sup>2</sup> / 4,679sq.ft.
- Additional mezzanine floor of 159.40m<sup>2</sup>/1,716sq.ft.
- Ample loading and parking space to front and side.
- Prominent corner position.
- Excellent arterial links to the A38 and M1.
- Available September 2024.



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## Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the north of Derby and 15 miles north west of Nottingham, at the junction of the A38 and A610.

Vehicular accessibility is good, with the A610 linking with Junction 26 of the M1 motorway before connecting with Nottingham; and the A38 leading to Junction 28 of the M1.

More specifically, the subject property is located on Heage Road Industrial Estate which is on the western edge of Ripley.

## Description

The premises comprise a modern business unit of steel portal frame construction with block and brick lower elevations and insulated profile clad upper elevations, set beneath a profile steel roof inclusive of translucent rooflights.

Internally, the property is configured to provide a combination of office space, workshop accommodation and mezzanine storage.

The office areas comprise a mixture of open plan and cellular meeting rooms which are each finished to a modern standard with glazed partitions, carpet flooring, suspended ceilings and comfort cooling.

The workshop space is broadly 'L-shaped', with a side loading door measuring 4.43m wide x 3.18m high and a working height of approximately 4.12m to the underside of the eaves.

The mezzanine floor is accessed from within the workshop, offering additional storage space and benefits from a high level loading point.

Externally, the property occupies a prominent corner position and benefits from parking and loading space to the front and side elevations.

## Accommodation

The property comprises:

Ground Floor	434.72 m <sup>2</sup> / 4,679 sq.ft.
<b>Total Gross Internal Area</b>	<b>434.72 m<sup>2</sup> / 4,679 sq.ft.</b>
<b>Mezzanine</b>	<b>159.40 m<sup>2</sup> / 1,716 sq.ft</b>

## Rent

Rent available upon application.

## Services

It is understood that all mains electricity, gas, water and drainage are connected to the property.

## Planning

We understand that the unit is suitable for office and industrial/storage uses.

Interested parties are advised to confirm the current planning position with the Local Planning Authority.

## Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of:

**Workshop and Premises: £22,250**

Interested parties are advised to contact the Local Billing Authority for further confirmation.



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## Terms

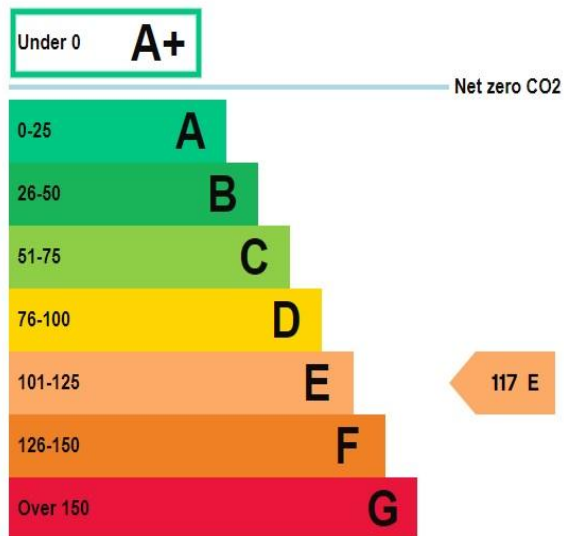
The property is available to let by way of a new full repairing and insuring lease, subject to three or five yearly upward only rent reviews where appropriate.

## Legal Costs

Each party are to be responsible for their own legal costs in connection with this transaction.

## Energy Performance Certificate

The property has an EPC assessment of E-117.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## VAT

VAT is applicable on the transaction at the prevailing rate.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

## Further Information and Viewings

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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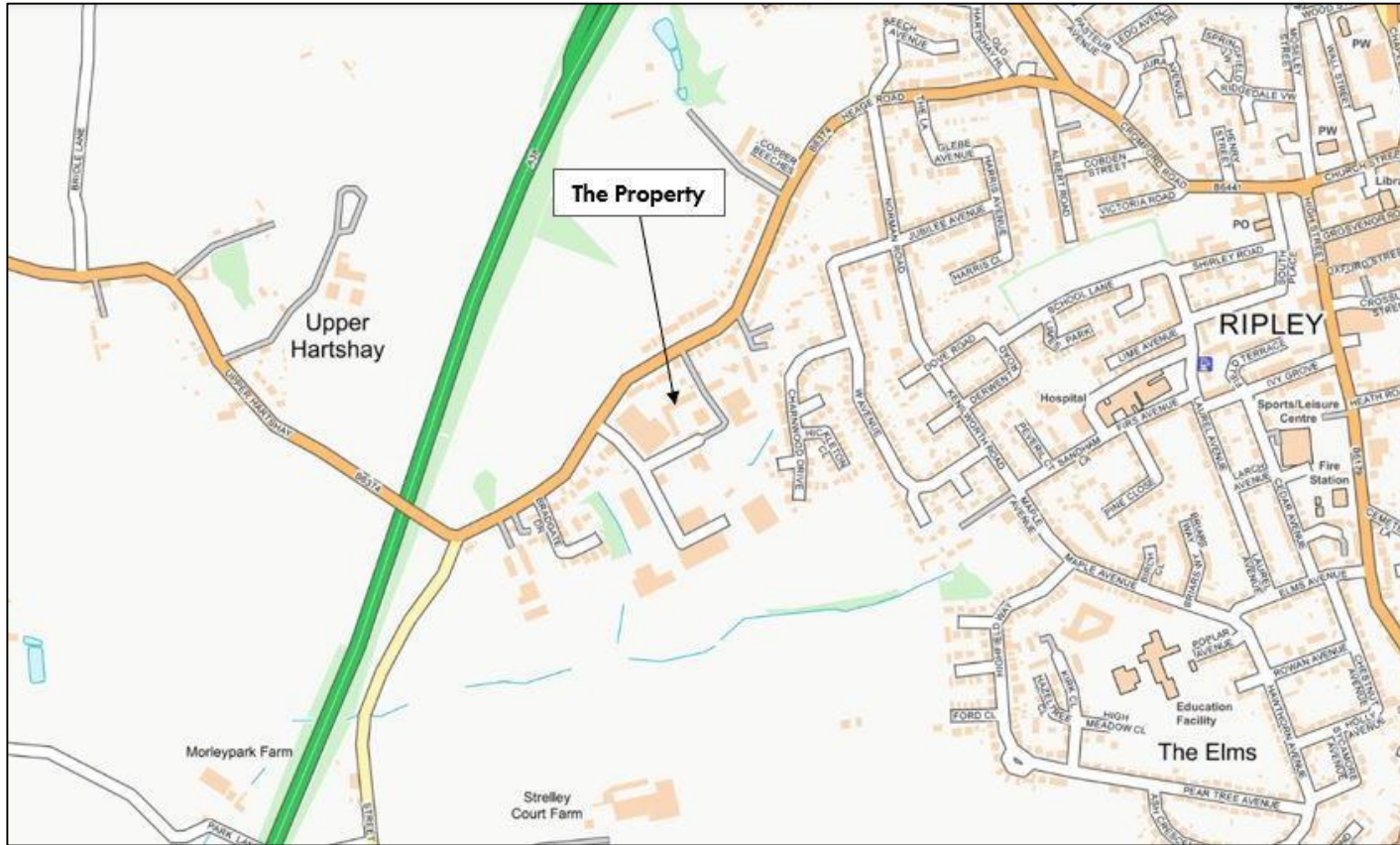
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