

# TO LET

## Well Located Office Accommodation

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Hay Lane Offices, Hay Lane, Foston,  
Derbyshire DE65 5PJ



## Rents From: £9,000 per annum exclusive

- Good quality office accommodation.
- Available as a whole or floor by floor.
- Net Internal Area from approximately 102.00m<sup>2</sup> / 1,098sq.ft. to 226.40m<sup>2</sup> / 2,437sq.ft.
- Includes 8 on-site car parking spaces.
- Easily accessible location just off the A50.
- Flexible lease terms available.



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## Location

The property is located in Foston, close to the A50 dual carriageway – a major cross-country route linking the M1 and M6 motorways, intersecting with the A38.

More specifically, the office is located at the entrance to Hay Lane Industrial Estate on Hay Lane which leads out of Foston to the south, to the rear of the ATL Midlands Depot and in close proximity to Dove Valley Park, which is a significant industrial and warehouse development.

The site is approached via Hay Lane and Uttoxeter Road from the Foston/Dove Valley Park junction of the A50 which is located approximately 0.5 miles to the east.

## Description

The provides office accommodation located within a converted farmhouse of brick block construction with double glazed uPVC framed windows and doors surmounted by a pitched tiled roof.

Internally, the accommodation is split over two floors with staff welfare facilities including WC and kitchen located at ground floor level.

In terms of specification, the space benefits from carpet floor coverings, painted plaster walls and ceilings inclusive of strip lighting.

Externally, the office accommodation will be allocated a total of 8 car parking spaces per floor.

## VAT

VAT is applicable on the transaction at the prevailing rate.

## Business Rates

The property is yet to be assessed for business rates purposes.

## Accommodation

The property comprises:-

Ground Floor: 102.00m<sup>2</sup> / 1,098sq.ft  
First Floor: 124.40m<sup>2</sup> / 1,339sq.ft

**Total Net Internal Area: 226.40m<sup>2</sup> / 2,437sq.ft**

## Leasehold Terms

The premises are available on a leasehold basis and new leases are offered for a negotiable period of years, subject to 3 or 5 yearly upwards only rent reviews where appropriate.

The office accommodation can be taken on a floor-by-floor basis or alternatively as a whole.

## Rent

Ground Floor: £9,000 per annum exclusive  
First Floor: £11,000 per annum exclusive

## Services

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

## Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm any planning related queries with the Local Planning Authority.



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## 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 Purchaser.

## Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars when available.

## Legal Costs

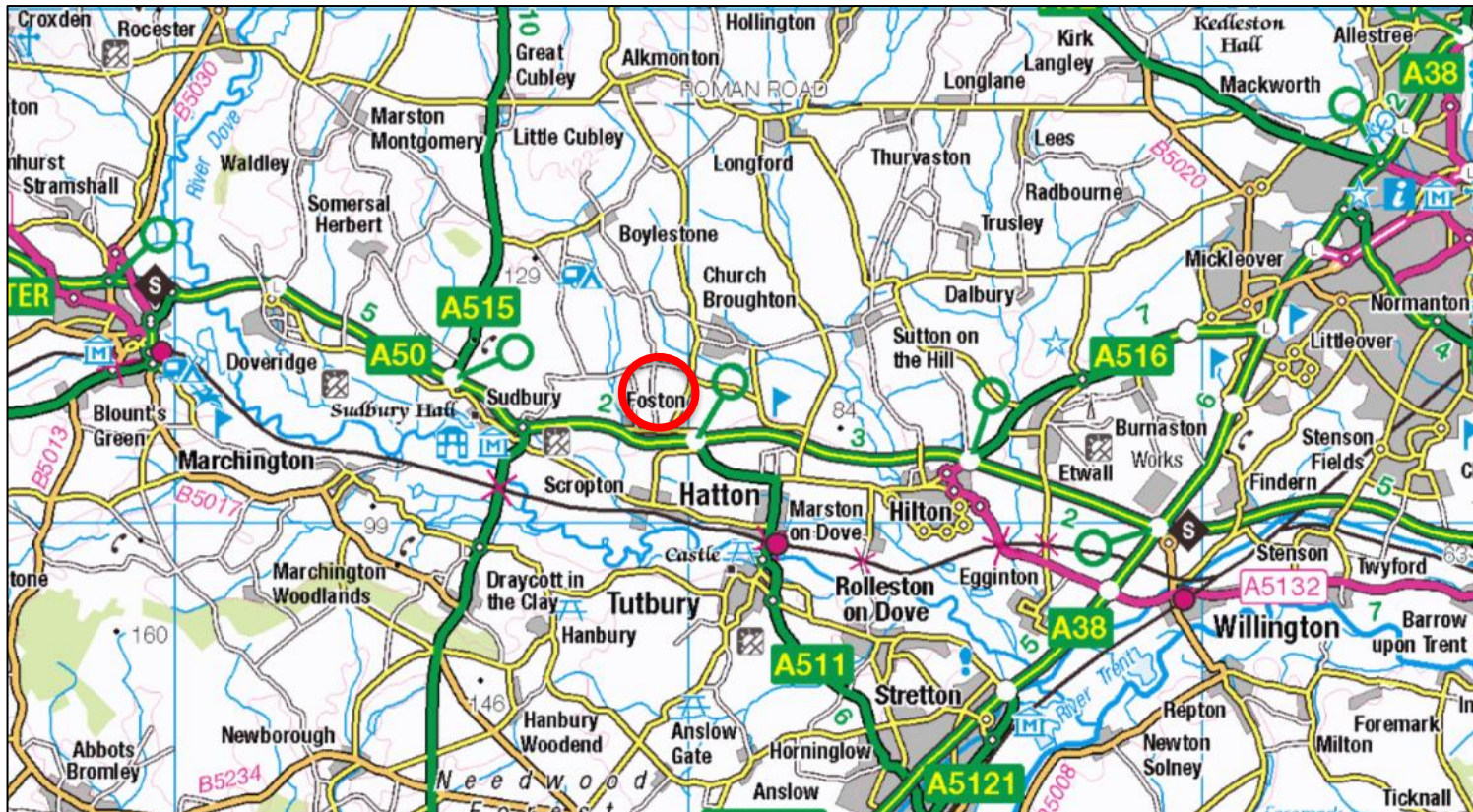
Each party are to be responsible for their own legal costs in connection with this transaction.

## Further Information and Viewings

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

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Email: [wspeed@salloway.com](mailto:wspeed@salloway.com) / [ckeogh@salloway.com](mailto:ckeogh@salloway.com)



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**This brochure is intended to be a guide only so please read these important notes:**

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