



Derwentside, 25 Town Street, Duffield, Belper, Derbyshire, DE56 4EH

High quality office accommodation, within a multi-let building.

Well located in a sought-after area, providing ease of access to Derby, and Belper, via local transport links.

Parking to the rear.

Suitable for a variety of uses, subject to planning.

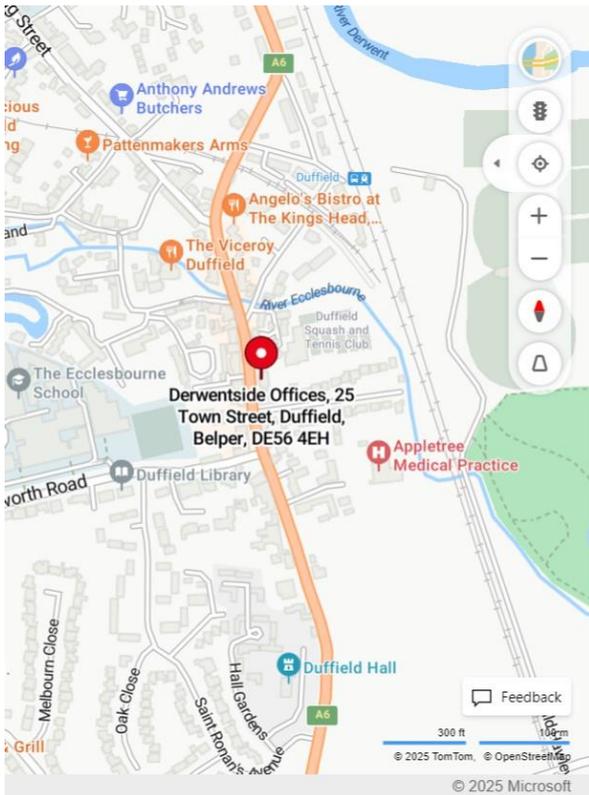
Available Freehold £650,000



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LOCATION

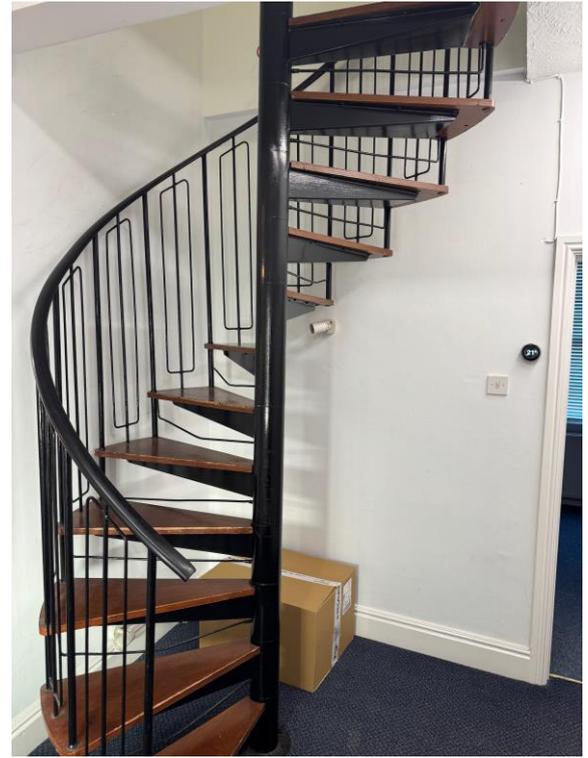
Derwentside is located on Town Street (A6), the main road through the centre of Duffield, within the Derwent Valley. The property is approximately 6-miles from Derby city centre and 5-miles from Belper town centre offering convenient access to local road networks including the A52 and A38, together with a railway station. The village of Duffield is extremely sought-after, providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). Local recreational facilities include football, rugby, cricket, tennis/squash club and Chevin golf course. A further point of note is the fact that the Derwent Valley is one of the few World Heritage sites.



DESCRIPTION

The property is of brick construction under a pitched tiled roof. The offices are planned over the ground and first floor, with the benefit of carpet flooring, are well decorated, incorporating telephone and power points and shared kitchenette and WC facilities. Parking is also provided to the side and rear of the building.

Previously known as Holme House, the property has had various guises over the years from a private gentleman's residence with well-proportioned rooms, and fabulous turning staircase, with leaded windows, a care home, apartments, Headquarter offices and more recently as successful serviced offices for approximately 20-years.



ACCOMMODATION/FLOOR AREAS

The specific accommodation arrangements are as follows:

Suite 1	160 sq. ft.
Suite 2	195 sq. ft.
Suite 3	190 sq. ft.
Suite 4	175 sq. ft.
Suite 5	125 sq. ft.
Conference Room	200 sq. ft.
Suite 6	70 sq. ft.
Suite 7	200 sq. ft.
Suite 8	115 sq. ft.
Suite 9	170 sq. ft.
Suite 10	240 sq. ft.
Suite 11	130 sq. ft.
Suite 12	110 sq. ft.

Shared WC and kitchenette facilities, are available on both the ground and first floor levels. Accessed via an attractive spiral staircase, from the first floor landing, is a substantial boarded loft area, which affords potential for additional rooms, subject to obtaining the necessary planning. Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

We understand mains electricity, water and drainage are connected. We have not carried out any tests and no warranties are given or implied.

BUSINESS RATES

Offices & Premises RV £15,250

TERMS

Offers are invited for the freehold interest, at £650,000 (six hundred and fifty thousand pounds).

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VALUE ADDED TAX (VAT)

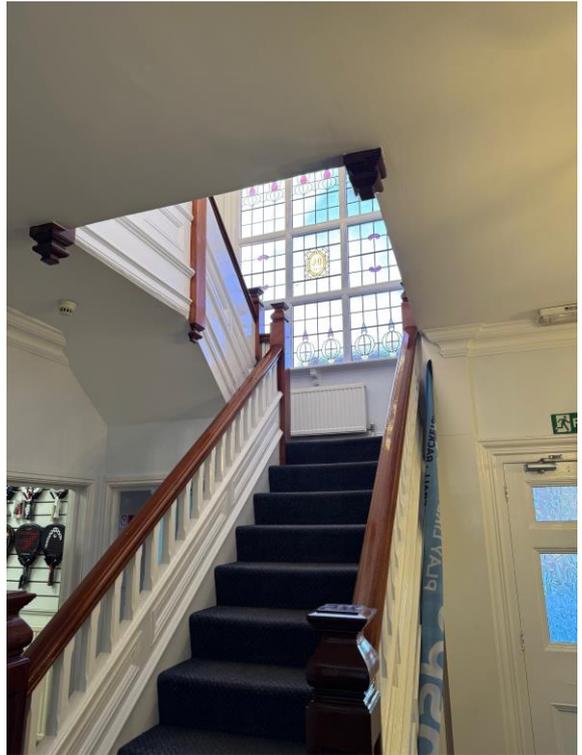
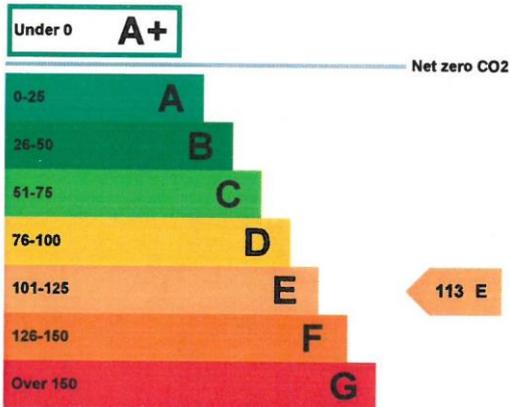
All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

E113, valid until 19.02.2035.

Energy rating and score

This property's energy rating is E.



VIEWINGS

Strictly by prior appointment through the Sole Agents: -

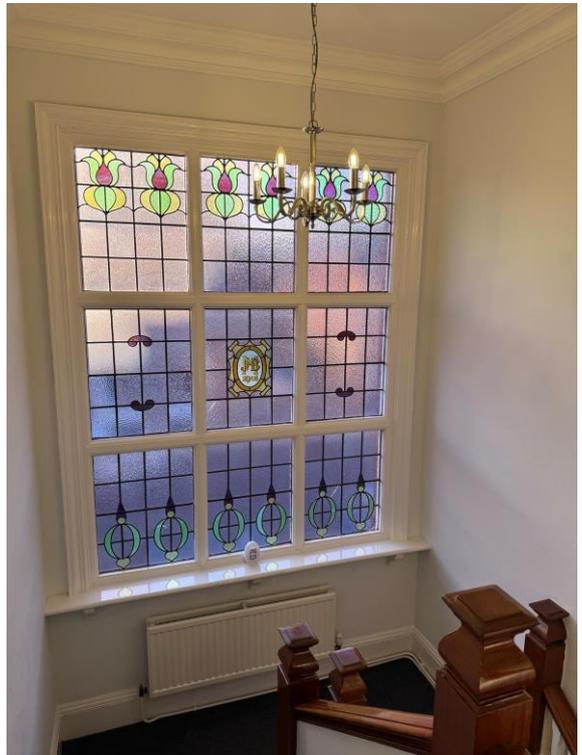
Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

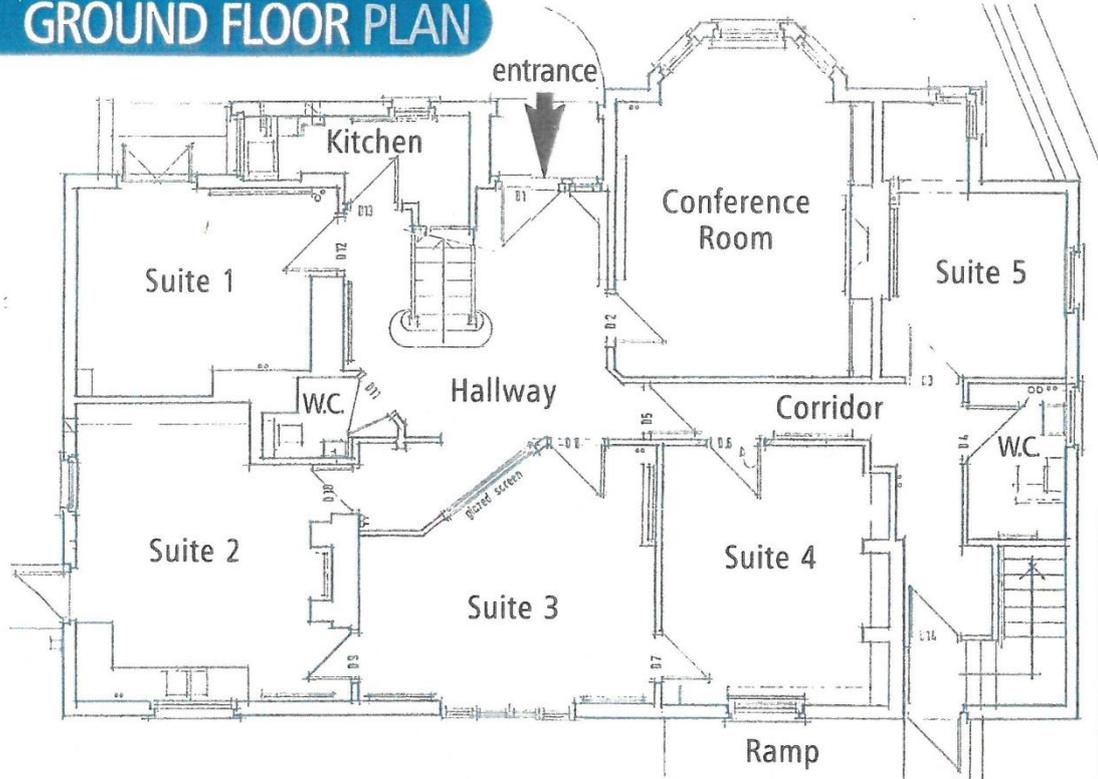
In accordance with AML regulations, TWO forms of identification will be required from the successful applicants(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

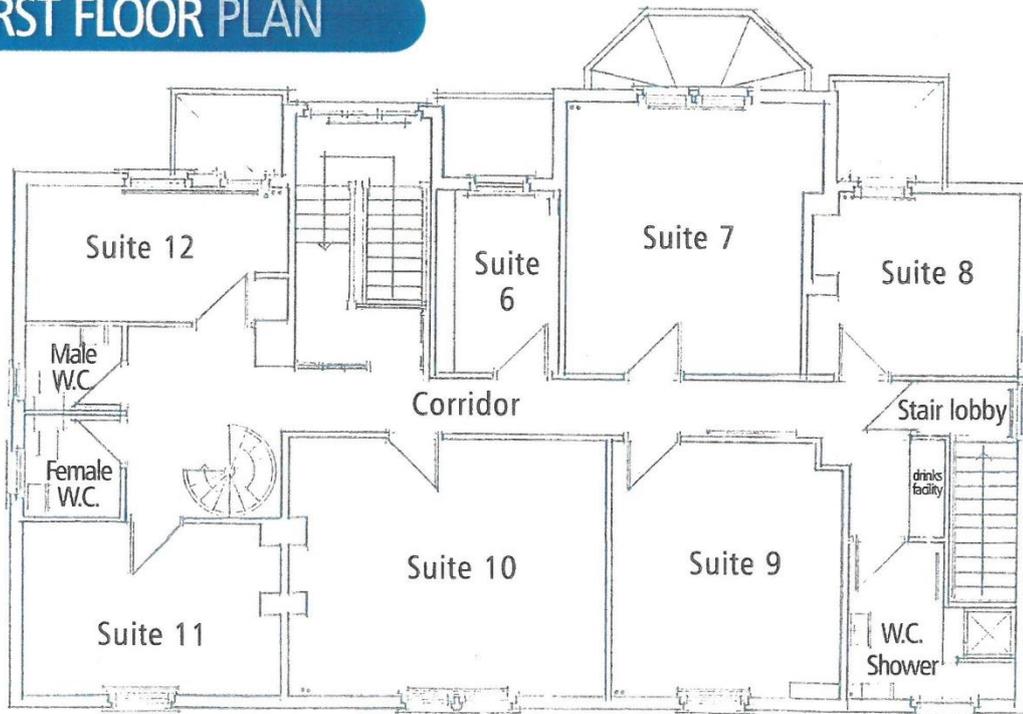


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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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