



GRANT'S  
OF DERBYSHIRE

Ground Floor Office 0.2, Hopkinson House,, Greenhill, Wirksworth DE4 4EN  
£335 Per Calendar Month

We are pleased to offer this ground floor office located in this historic building Hopkinson House which is situated just off the centre of this popular market town of Wirksworth. The office has a wealth of character and original features and will be becoming available in late March 2024. This office would be most suitable for those with administration or non-industrial professions or simply for those looking to move their office out of their home. The office is will be let by way of a simple Licence for an initial minimum period of three months after which, it will revert to calendar monthly – so very flexible. Please Call Us To View!

### **Main Office 22'10" x 17'7" (6.97 x 5.38)**

A good size secure room with exposed timber and stone work with mullioned window to the front aspect. There is a base unit with inset sink, ideal as a Tea/Coffee station. There is a shared access WC, accessible from the communal hallway.

### **Service Charge**

Service Charge to cover all outgoings – electricity, servicing common areas, buildings insurance (not contents) - £130 per calendar month

### **Business Rates**

Tenant will be responsible for paying their own business rates but may be able to qualify for Small Business Rates Relief. The Rateable Value of the office is £4150.

### **Directional Notes**

From our office at The Market Place turn left and walk along the front of the shops until you reach the narrow cobbled road leading onto The Dale and Greenhill. Hopkinson House is located just a short distance here on the right.



## Ground Floor



This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

