



Heanor Road, Loscoe, Heanor, Derbyshire DE75 7JT

Offices

- ▶ **Self-contained office suites**
- ▶ **From 2,457-8,496 sq ft (228.28-789.33 sq m)**
- ▶ **Car parking for c. 20 vehicles**

For enquiries and viewings please contact:



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Location

The property is located within an established commercial area and is conveniently located on Heanor Road (A6007) on the north-west side of Heanor. Travelling in a north westerly direction on the A6007 will lead to the A610 dual carriageway which provides fast and easy access to Junction 28 of the M1 along the A38.

The subject property is located 9.8 miles north east of Derby and 11.1 miles north west of Nottingham. The property benefits from excellent transport links with a bus stop being located to the front of the property.

Description

The property comprises a 1980's steel frame office building with a mixture of brick and clad elevations under a flat roof. The accommodation is arranged over three floors. The ground floor benefits from suspended ceilings with inset lighting, wall mounted convector heaters and carpeted floors. There is a large cafeteria and fully fitted kitchen together with male and female WC's. The upper floors offer generally open plan accommodation which can be refurbished to occupiers' requirements.

Externally the property benefits from a large surfaced car park providing space for 20 vehicles.

Accommodation

	Sq M	Sq Ft
Ground Floor Office	329.1	3,542
First Floor Office	232	2,497
Second Floor Office	228.3	2,457
Total	789.3	8,496

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

Available on a floor by floor basis.

Business Rates

The property is currently assessed with other accommodation and will require a separate assessment upon occupation.

Rent

Rent upon application.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of C-65.

Date Produced: 15-Feb-2022



