
Units 6 & 7 Key Point Office Village | Keys Road |
Alfreton | Derbyshire | DE55 7FQ

High quality two storey office building with excellent road connections

260m² (2,795ft²)



- Self contained 2 storey offices
- Excellent access to A38 and M1 (Junction 28)
- Perimeter trunking
- Designated parking
- Courtyard environment
- Rare freehold opportunity
- Alternatively will consider a lease



For Sale/To Let



Location

Key Point Office Village is situated off the A38, approximately 2 miles from Junction 28 of the M1 Motorway. Access is via the B600 Nottingham Road, leading on to Hockley Way (by McDonalds restaurant) at Keys Road.

Property

The property comprises mid and end terrace two storey office buildings occupied as a single unit and finished to an excellent specification including:

- Skirting trunking
- Suspended ceilings and cat II lighting
- Kitchen area
- Fire alarm
- Meeting rooms
- Double glazed windows
- Allocated parking for 10 cars
- Fenced car park
- Electric heating

Accommodation

The premises comprise the following net internal floor areas:

	Sq M	Sq ft
Unit 6		
Ground floor	61	656
First floor	65	704
Total	126	1,360
Unit 7		
Ground floor	64	688
First floor	65	700
Store over stairs	5	53
Total	134	1,441
GRAND TOTAL	260	2,795

Plus entrance foyer, under stair store, ground and first floor WCs.



Price/Lease Terms

The property is available to buy at a guide price of:

£359,000

Alternatively, our clients will consider leasing the property at a rent of:

£27,500 per annum

Business Rates

We note from the VOA that the property has the following rateable value:

£23,000

Small business multiplier 2019/20: 0.491.

VAT

All figures quoted are exclusive of VAT, which will/will not be applicable.

Service Charge

There is a service charge for common areas of the estate and management.

The current annual budget figure is £1,598 per annum.

Energy Performance Certificate

The property has an EPC rating of TBC.

Identity Checks

In order to comply with Anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

SAT NAV: DE55 7FQ



For further information or to arrange to view please contact:

Tim Richardson

T: 01332 224 857

M: 07876 396 007

E: timr@fhp.co.uk

Anthony Barrowcliffe

T: 0115 841 1148

M: 07557 972 008

E: anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG
North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 3QT

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