



Suite 1D, Epos House, 263 Heage Road, Ripley, Derbyshire DE5 3GH

Serviced Offices

- ▶ **Ground Floor Office of 1100 sq ft (102.2 sm)**
- ▶ **Easy in Easy out available**
- ▶ **Inclusive rent**
- ▶ **Suitable for a variety of uses STP**

For enquiries and viewings please contact:



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Location

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby. The town benefits from a variety of shops, cafes and bars.

The property is located approximately 1 mile (1.6km) east of the Town Centre at the entrance to Heage Road Industrial Estate, the A610 which connects with Nottingham, and, the A38 which connects with Derby are both located within 1 mile (1.6km). J28 of the M1 is situated approximately 4 miles (6.4k) to the north.

Description

Epos House is an attractive, modern two storey building of a presumed block and brick construction beneath a pitched tile clad roof. Within the property there are a range of separate office suites which are accessed through a shared reception area.

The available property is a ground-floor office suite. The suites are generally finished with hard floor covering, plaster painted walls and suspended ceilings with LED lights and benefits from double glazing, central heating, shared kitchen/W.C. facilities and onsite parking (by negotiation).

Accommodation

	Sq M	Sq Ft
Total	102.2	1,100

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

We understand the premises has the benefit of planning consent for B1 (Business). However subject to planning the premises is suitable for a range of professional and healthcare uses.

Tenure

The premises are available to let by way of a easy in, easy out licence. Minimum term of 1 year.

Business Rates

Each suite is individually assessed for business rates. Most suites will fall under the threshold for small business rates relief subject to status. All rating information and enquiries should be directed to the rating team at Amber Valley Borough Council.

Rent

The premises are available to rent for £14,400 per annum.

Rents are inclusive of water, electricity, buildings insurance, waste disposal, communal cleaning, grounds and car park maintenance. Tenants are responsible for their own business rates, telephone and broadband and to pay £50.00 annual contribution towards buildings insurance.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

A draft license agreement has been prepared and is available for inspection upon request. Each party will be responsible for their own legal costs.

EPC

The premises has an EPC assessment of: D (89)

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