



Suite 2.1, Unicorn House, Wellington Street, Ripley, Derbyshire DE5 3EH

Serviced Offices

- ▶ **Suite of 1,600 sq ft (148.6 sq m)**
- ▶ **Allocated onsite parking for 3 cars**
- ▶ **Easy in, Easy out**
- ▶ **Excellent access to A610/A38/M1**

For enquiries and viewings please contact:



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Location

The site is located just 0.3 miles south of Ripley centre giving excellent access to a broad range of town centre amenities and public transport facilities.

The site benefits from excellent commuter links; the A610 which connects with Nottingham is situated 1 mile to the east, the A38 which connects with Derby is located 2 miles to the west and J28 of the M1 is situated 4 miles to the north.

Description

Unicorn House is a converted mill, offering offices over two floors. These town Centre office suites are generally finished with carpet floor covering, plaster painted walls and suspended ceilings with inset CAT II lights.

The suite is split over two floors and benefits from double glazing, central heating, shared kitchen/wc facilities and 3 onsite parking spaces.

Accommodation

	Sq M	Sq Ft
Total	148.6	1,600

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). Other uses such as D1 (Non-residential Institution) may be considered.

Tenure

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

Tenant to pay their own utilities (via sub meter), business rates and annual contribution towards buildings insurance.

Business Rates

Tenants are responsible for their own business rates. Each suite is individually assessed and may qualify for small business rates relief subject to status.

Rent

The premises are available to rent for £14,400 Per Annum exclusive.

Tenant to pay their own utilities (via sub meter), business rates and 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 licence 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: E (115)

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