

TO LET (may split)

High Quality Office Accommodation

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Ground Floor Suite (Rear), Godkin House,
Park Road, Ripley, Derbyshire DE5 3EF



Rent: £26,000 p.a.x.

- Immediately available, recently refurbished town centre office accommodation.
- High quality accommodation comprising a combination of both open plan and cellular offices.
- The property provides a total Net Internal Area of approximately 395.42 m² / 4,256 sq.ft.
- Allocated car parking provision for approximately 9 vehicles.



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Location

Ripley is a popular Derbyshire Market Town situated approximately 12 miles to the North of the City of Derby and 15 Miles North West of Nottingham, at the junction of the A38 and A610 roads. Vehicular accessibility is good, with the A610 linking with junction 25 of the M1 Motorway (South) before connecting with Nottingham and the A38 leading to Junction 28 of the M1 Northbound, and the City of Derby to the South.

More specifically, the subject property is located on Park Road on the eastern edge of Ripley's town centre. The surrounding land use is a mix of commercial and residential properties.

Description

The subject property forms part of Godkin House and comprises high quality office accommodation located within a single storey section of the building which is accessed directly off Park Road. This section of Godkin House is of masonry construction with brick elevations inclusive of uPVC double glazed windows, surmounted by a flat roof.

Internally, the accommodation consists of a combination of open plan and cellular offices together with kitchen and toilet facilities. In addition to the ground floor accommodation the subject benefits from a separate but lockable first floor store/archive room.

The property has recently been refurbished throughout and as such is presented to a very high standard with the specification generally comprising carpet floor coverings, painted plastered and plasterboard walls, wall mounted power and telecoms sockets, central heating, uPVC double glazed window units and suspended ceilings with a combination of inset category 2 and strip light fittings.

Externally there is a tarmacadam forecourt and allocated parking for approximately 9 vehicles.

Accommodation

The premises have been measured on a Net Internal Area basis (NIA) in accordance with RICS Property Measurement (2nd Edition), as follows:-

Ground Floor	367.53 m ² / 3,956 sq.ft.
First Floor Store	27.89 m ² / 300 sq.ft.
Total NIA	395.42 m² / 4,256 sq.ft.

Services

It is understood that all main services are connected to the property.

Rates

We understand the premises have a Rateable Value of £30,750. Interested parties are advised to confirm this figure with Amber Valley Borough Council.

Tenure

The property is immediately available by way of a new full repairing and insuring lease, subject to periodic upwards only rent reviews where applicable.

Rent

The property is available to rent at £26,000 per annum, exclusive of business rates and all other outgoings.

The client has indicated that they would be prepared to offer rental incentives, subject to all other lease terms proposed.



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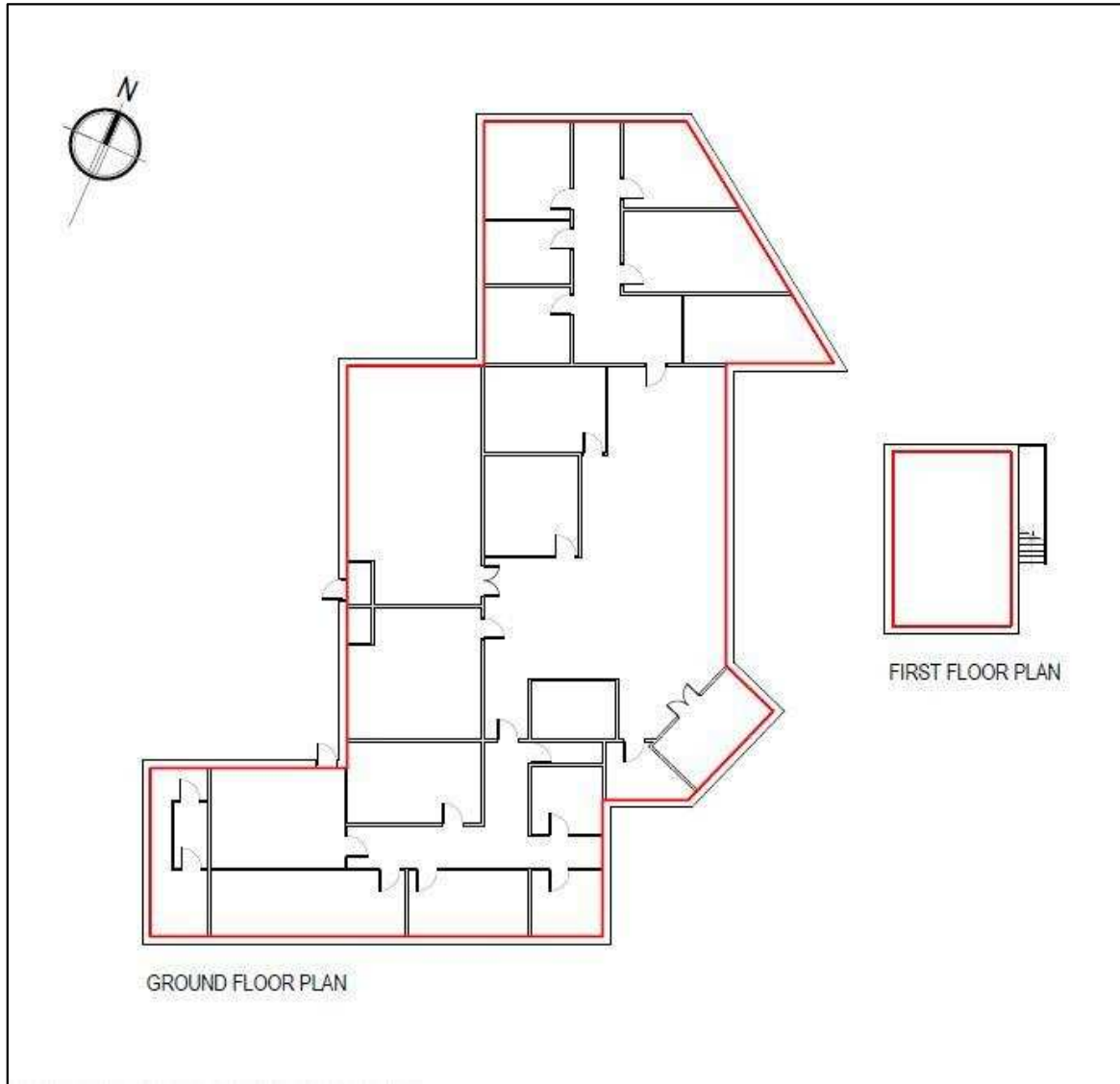
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This plan is not to scale, should not be relied upon and is for information purposes only.



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VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

We understand the property to have an EPC assessment of C69.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

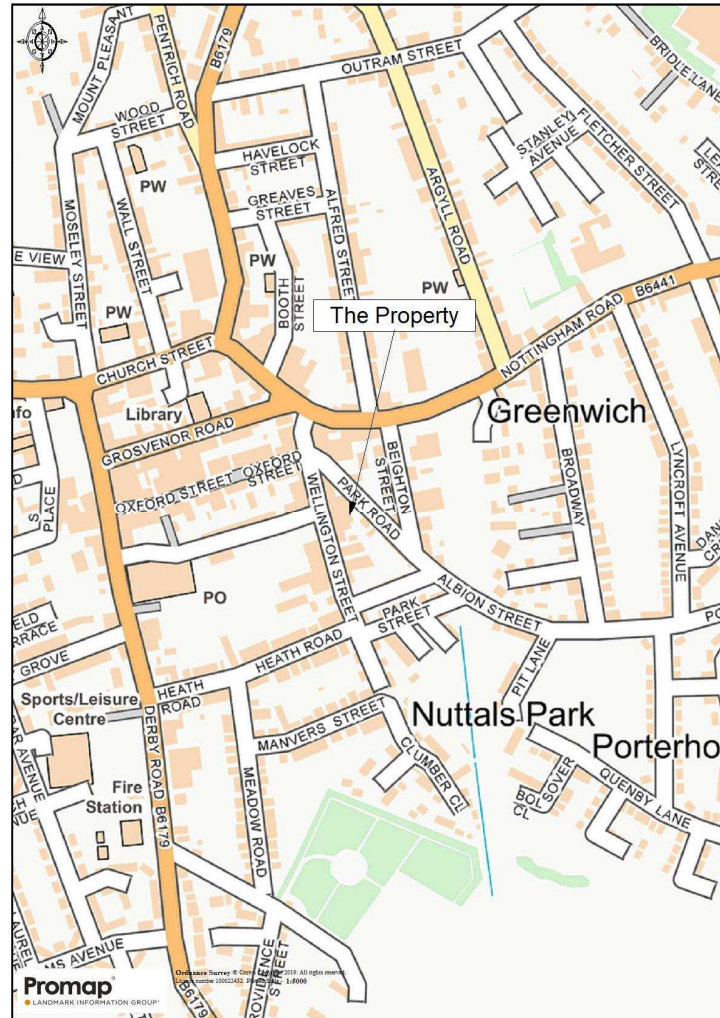
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewing is strictly via prior appointment with sole agents, Salloway:-

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This brochure is intended to be a guide only so please read these important notes:

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