Unit 1 Key Point Office Village | Keys Road | Alfreton | Derbyshire | DE55 7FQ

# High quality two storey office building with excellent road connections

## 180m<sup>2</sup> (1,938ft<sup>2</sup>)



- Self contained 2 storey offices
- Excellent access to A38 and M1 (Junction 28)
- Perimeter trunking
- Designated parking
- Courtyard environment
- Rare freehold opportunity
- Alternatively will 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 an end terrace two storey office building finished to an excellent specification providing a modern working environment including:

- Skirting trunking
- Suspended ceilings and cat II lighting
- Kitchen area
- Fire alarm
- Meeting rooms
- Double glazed windows

- Allocated parking for 7 cars
- Fenced car park
- Electric heating

#### Accommodation

The premises comprise the following net internal floor areas:

Floor	m²	ft²
Ground floor	88	948
First floor	92	990
Total	180	1,938

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

#### 180m<sup>2</sup> (1,938ft<sup>2</sup>)







### **Rent/Price**

The property is available to let on a new lease at a rent of:

£19,500 per annum

Or is available to buy at a guide of:

#### £255,000

#### **Business Rates**

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

**£17,000** Small business multiplier 2019/20: 0.491.

#### VAT

All figures quoted are exclusive of VAT, which will be applicable.



#### **Service Charge**

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

The current annual budget figure is £1,142 per annum.

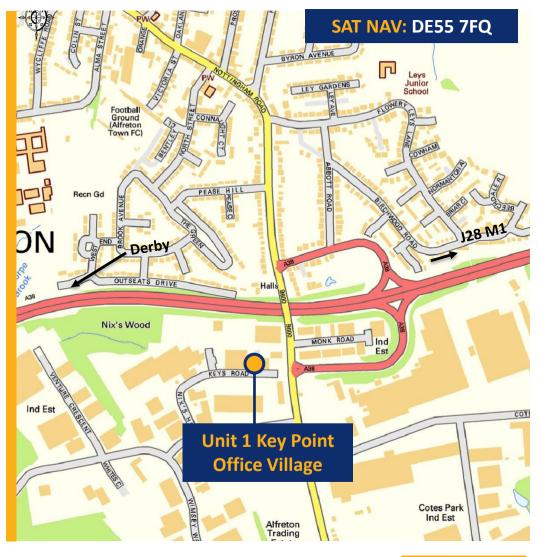
### Energy Performance Certificate

The property has an EPC rating of D(83).

#### **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.





#### For further information or to arrange to view please contact:

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

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