

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

High quality two storey office building with excellent road connections

180m² (1,938ft²)



- 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.

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

Accommodation

The premises comprise the following net internal floor areas:

| Floor | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground floor | 88 | 948 |
| First floor | 92 | 990 |
| Total | 180 | 1,938 |

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

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
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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.

SAT NAV: DE55 7FQ



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