

The Genesis Centre | King Street | Alfreton
Derbyshire | DE55 7DQ

Modern Office Suites, Workshop, Leisure & Storage - To Let

FROM 135 FT² (12.5M²) – 1,250 FT² (116M²)



- **Various Sized Modern Office Suites**
- **Manned Front Reception Desk**
- **Communal kitchens**
- **WCs**
- **Parking (subject to availability)**
- **Fully alarmed**
- **DDA (Disability Discrimination Act) compliant lift**
- **Double glass door front**

**CPA**
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DE7 8DY



Location

The market town of Alfreton is situated in the Amber Valley at the junction of the A38 and A61. The town is 4 miles west of the M1 Motorway Junction 28, midway between Derby and Sheffield.

The Genesis Business Centre is situated within a larger educational and leisure scheme, on the west side of King Street, opposite its junction with New Street within an established area in the town.

Description

This purpose-built property is arranged on ground and two upper floors around a centrally located carpark. The accommodation is of a modern fit out and offers a mixed used of workshop, offices, storage and leisure consents, with additional teaching and conference facilities that provide DDA compliant lift access. Access to the site is gained through the Genesis Family Entertainment Centre or at the rear via the Leisure Centre carpark.

The property benefits from car parking spaces, allocations subject to availability, fully serviced reception desk, mail box and on-site building management. Additional facilities including High speed broadband and telephony services can be provided upon request.

Terms

Full repairing and insuring lease on a term determined by each party or a license for short-term lettings.

VAT

VAT is applicable to this property.

Business Rates

Business Rates are excluded and subject to small business rate relief where applicable.

Service Charge

Please Enquire

Legal Costs

Each Party shall be responsible for their own legal costs.

EPC

B (48)

The Energy Performance Certificate is available on request.



Available Accommodation

Suite 1 – 231.11 FT² (21.46M²) - £3943.30 per annum

- located at the front of business centre, on the ground floor
- all-inclusive price available which includes
 - rent
 - utilities
 - super-fast broadband
 - voip phone handsets & line rental
 - buildings insurance
 - fully serviced reception
 - mail box

Suites 5 & 6 – 452.31 FT² (42M²) - £7,717.24 per annum, per office

- located on the ground floor facing the back of the business centre
- available for lease or licence to occupy
- all-inclusive price available which includes
 - rent
 - utilities
 - super-fast broadband
 - voip phone handsets & line rental
 - buildings insurance
 - fully serviced reception
 - mail box

Acta Suite – 131.06FT² (12.17M²) - £2,236.25 per annum

- located on the ground floor to the front of the business centre
 - access to the first floor
 - available for lease or licence to occupy
 - all-inclusive price available which includes
 - rent
 - utilities
 - super-fast broadband
 - voip phone handsets & line rental
 - buildings insurance
 - fully serviced reception
 - mail box
 - can be combined with Matthew Suite for £15200.00 excluding services
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Matthew Suite – 1,250.53FT² (116.12M²) - £13,800 per annum

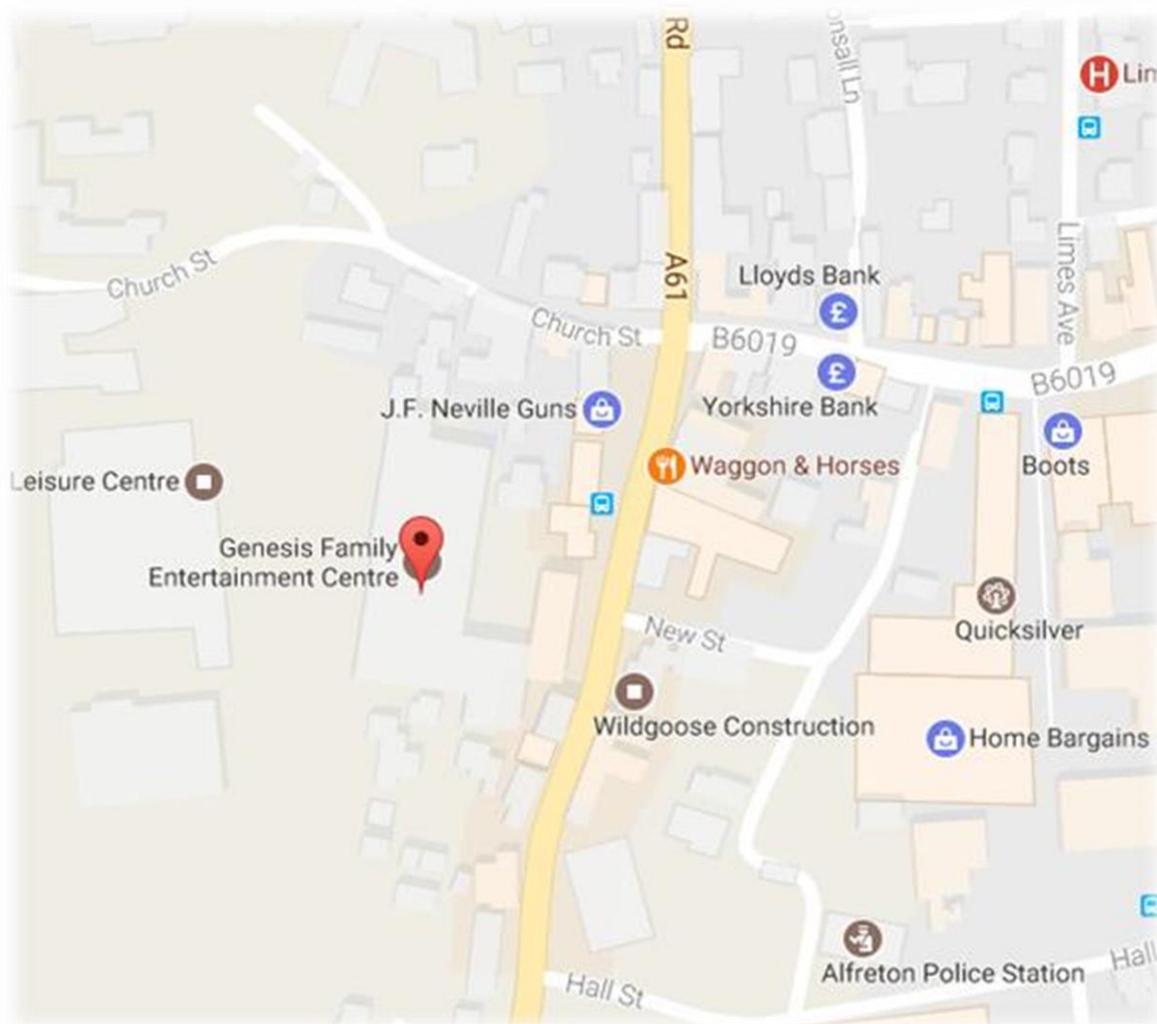
- located on the ground floor with its own entrance from the car park
- available for lease or licence to occupy
- exclusive offer of min £13800.00 per annum (excludes services apart from utilities)

Dovedale Suite – 448.13FT² (41.6M²) - £7,644.05 per annum

- located on the first floor facing the back of the business centre
- available for lease or licence to occupy
- new hard wood floor
- plumbing for sink installed
- all-inclusive price available which includes
 - rent
 - utilities
 - super-fast broadband
 - voip phone handsets & line rental
 - buildings insurance
 - fully serviced reception
 - mail box

Ashbourne Suite – 446.31FT² (41.30M²) - £7,612.64 per annum

- located on the first floor facing the back of the business centre
 - available for lease or licence to occupy
 - new carpet
 - all-inclusive price available which includes
 - rent
 - utilities
 - super-fast broadband
 - voip phone handsets & line rental
 - buildings insurance
 - fully serviced reception
 - mail box
-



For further information or to arrange to view please contact:

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