

# TO LET

## Modernised & Refurbished Office Suites

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Acorn Place, Alfreton Road,  
Derby DE21 4AS



**Rent: £3,800 p.a.x.**

- Modernised and refurbished office suites.
- Net Internal Area 55.74 m<sup>2</sup> / 600 sq.ft.
- On-site car parking.
- Situated in a convenient accessible location approximately ½ mile from Derby City Centre close to the A38/A61.



**SALLOWAY**



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## Location

Acorn Place is located on Alfreton Road close to its junction with Mansfield Road, approximately ½ mile to the North of Derby City Centre.

The surrounding area is dominated by business users with several showroom/trade counter premises nearby, in addition to a wide range of small to medium sized industrial properties and office buildings. The accessibility of the location is particularly good, with Alfreton Road linking the A38 at Breadsall traffic island. The A38 in turn links the City with Junction 28 of the M1 Motorway.

## Description

The property comprises an industrial and office building which has been converted and refurbished to provide a range of modern office suites and industrial units. The property is principally made up of two buildings.

The original premises comprise a two-storey steel portal framed structure with office suites to the ground and first floor, with entrance reception on the ground floor.

All the office accommodation is in the process of being redecorated and modernised to provide suspended ceilings with cat 2 lighting, wall mounted electricity and communications trunking, together with wall mounted electric heaters.

Externally there is car parking for approximately 22 vehicles.

## Services

It is understood that all mains services are connected to the property including 3-phase electricity to the industrial units.

## Accommodation / Rent

The following table sets out the range of accommodation, sizes and rents available at Acorn Business Centre:-

Suite	m <sup>2</sup>	sq.ft.	Rent	Availability
5	55.74	600	£3,800 p.a.x.	March 19

## Rates

The individual units are yet to be assessed for Rateable Value. Budget figures are available from Salloway.

## Tenure

The premises are available on a leasehold basis and new leases are offered for a negotiable period of years, subject to 3 or 5 yearly upward only rent reviews where appropriate.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party are to bear their own reasonably incurred legal costs in respect of any transaction relating to this matter.

## Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.



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## Anti-Money Laundering Policy

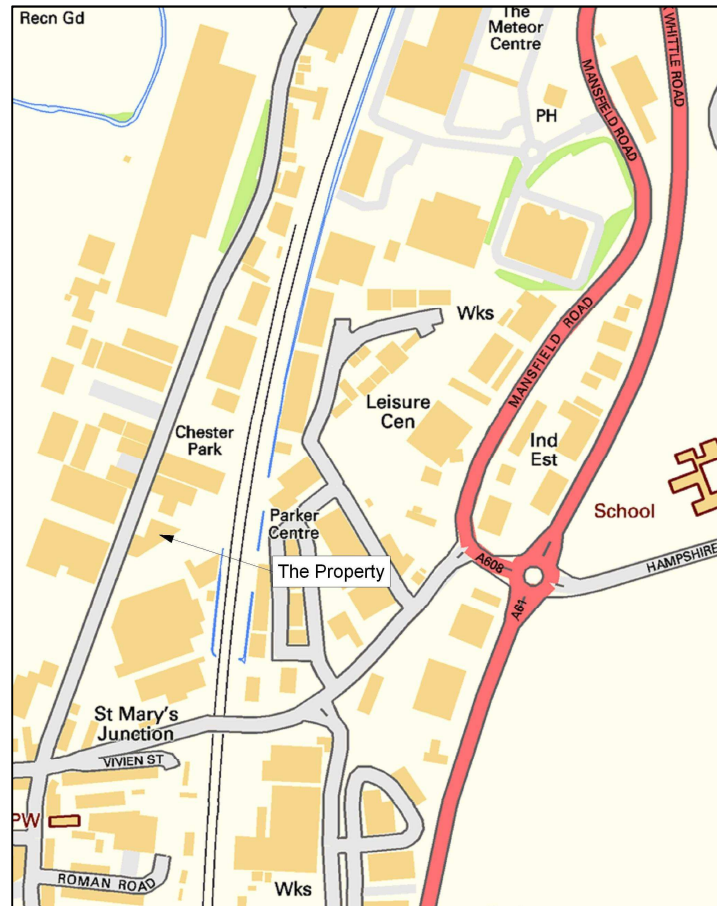
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Further Information / Viewings

For further information or to arrange a viewing, please contact 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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