
Asher House | Asher Lane Business Park |
Ripley | Derbyshire | DE5 3SW

Substantial self contained two storey office building with large car park

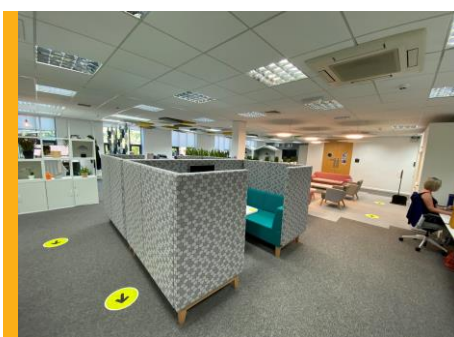
2,412.94m² (25,973ft²) – may split



- Two storey office premises with atrium reception
- Open plan office space plus meeting rooms
- May suit hi-tech/lab use
- Large private car park
- Nearby access to the A38/M1 (J28)



To Let/May Sell



Location

The premises are located to the north of Ripley on Asher Lane. Ripley is situated approximately 12 miles to the north of Derby and 15 miles north west of Nottingham at the junction of the A38 and A610 roads, connecting with Junction 28 of the M1 Motorway.

The Property

The property comprises a self contained two storey office building finished to a good standard. The specification includes the following:-

- ❖ Air conditioning
- ❖ Suspended ceilings with LED lighting
- ❖ Double height atrium reception/entrance
- ❖ Kitchen and WC core on each floor
- ❖ Extensive parking

Accommodation

The property has the following approximate net internal floor area:

Asher House	M ²	Ft ²
Ground floor	1,294.02	13,929
First floor	1,118.92	12,044
Total	2,412.94	25,973

The property is available as a whole or alternatively consideration will be given to splitting the building.

The accommodation could suit alternative uses subject to planning.

The ground and half of the first floor benefit from a recent refurbishment.



Rent

The property is available to let by way of a new lease for a term of years to be agreed at a rent of:

£192,700 per annum

Price

The freehold is available. Price on application.

Planning

The current planning use is:-

B1 (Offices)

Interested parties must rely on their own enquiries of the planning authority, Amber Valley Borough Council.

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.

Legal Costs

Each party are to be responsible for their legal and professional fees.

EPC

The property has an Energy Performance Certificate rating of C 67.

SAT NAV: DE5 3SW

To M1 J28

The property

To Derby

For further information or to arrange to view please contact:

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