

Unit 28 | The Village | Maisies Way | South Normanton | Derbyshire | DE55 2DS

Ideal pension fund office investment within minutes from Junction 28 of the M1 motorway

197m²
(2,119ft²)

- Modern open plan office space
- Two storey terraced building
- Courtyard environment
- On-site security
- 3 W/C's and kitchenette
- 9 designated parking spaces
- Quick access to A38 and Junction 28 M1
- Rent £28,607 per annum
- Inviting offers for the freehold in the region of £270,000



TO LET/FOR SALE



Location



Gallery



Contact





Location



Gallery



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Location

The Village office development is ideally located ½ mile from Junction 28 of the M1 at its intersection with the A38 dual carriageway giving excellent road access throughout the Midlands.

The Village is within close proximity to the East Midlands Designer Outlet Village, which provides numerous shops, cafes and dining facilities.

The Property

The property comprises a modern two-storey terraced brick-built office building. Internally the ground floor comprises open plan office accommodation with two glass partitioned rooms, a kitchenette, storage cupboard and two W/C's. The first floor provides open plan accommodation with a W/C.

The office presents well benefitting from a modern specification including:

- Air conditioning
- LED strip lighting
- Double glazing
- Fully fitted kitchenette
- On site security gatehouse
- 9 allocated parking spaces





Location



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Accommodation

The premises comprise the following approximate net internal floor areas:

NIA	m ²	ft ²
Ground Floor	98	1,054
First Floor	99	1,065
Total	197	2,119

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract.)

Business Rates

We are advised by the Bolsover Borough Council business rates department that the premises hold the following rateable value:

£23,250

(The current UBR is 49.9 pence. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of the transitional phasing implications).

EPC

The property has an Energy Performance Certificate rating of 24A.

VAT

We confirm all figures quoted are exclusive of VAT.



Location

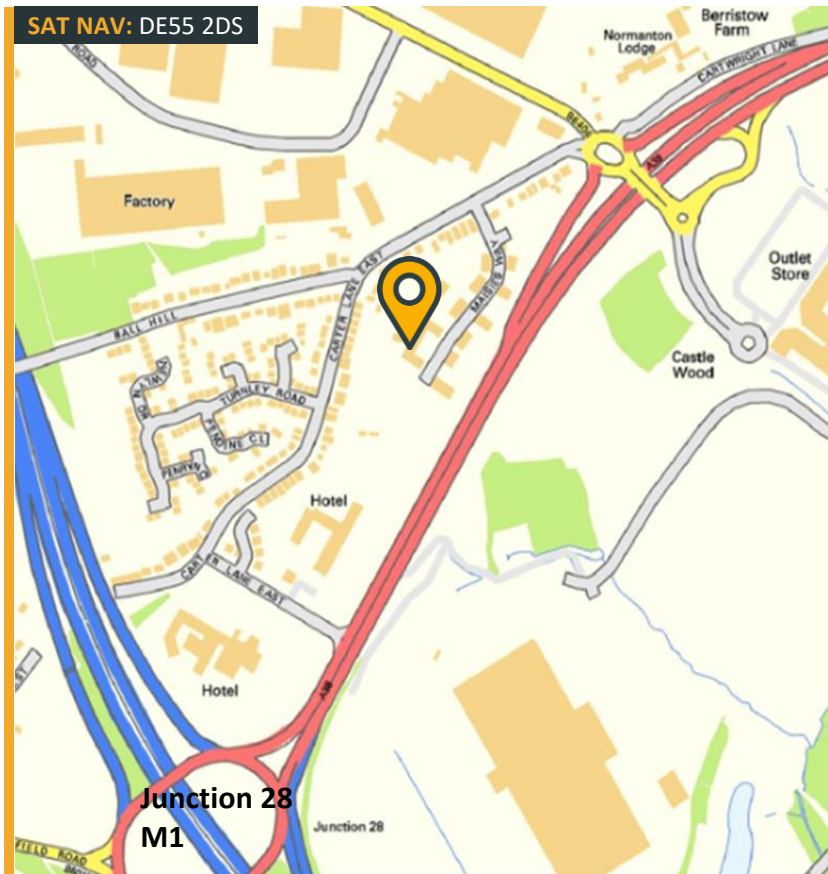


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SAT NAV: DE55 2DS



Lease Terms

The offices are available to let by way of a new lease for a term to be agreed at a rental of:

£28,607 per annum

Price

Inviting offers for the freehold in the region of:

£270,000

(Two hundred and seventy thousand pounds)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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