

First Floor | Rodin House | 1 Ivy Grove | Ripley | DE5 3HN

## First floor self-contained office suite situated in the town centre of Ripley

135m<sup>2</sup>  
(1,453ft<sup>2</sup>)

- First floor serviced office space
- Open plan office accommodation
- Kitchenette and W/C facilities
- On site allocated car parking
- Situated in the heart of Ripley Town Centre opposite to the Co-Op
- Available on new lease terms
- Rent - £14,530 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## Location

The offices are well located in the centre of Ripley on the corner of Ivy Grove and High Street adjacent to the Co-op. Ripley is a busy town in the Amber Valley borough of Derbyshire.

Ripley is approximately 10 miles north of Derby city centre and 12 miles north west of Nottingham city centre, which lies to the west of the M1 motorway with easy access onto Junction 28 via the A38 and Junction 26 via the A610.

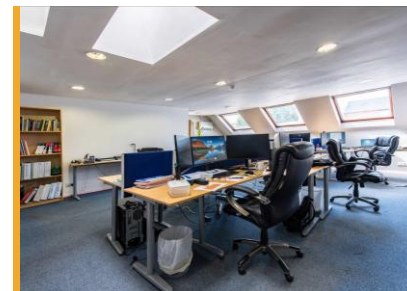
There are a number of national retailers in the area such as Costa Coffee, Birds Bakery and Boots.

## The Property

The property comprises self-contained first floor office space with its own entranceway. Internally the property benefits from open plan accommodation across two rooms with a kitchenette and W/C facilities. There is also the opportunity to split the office into various sizes.

The total specification includes:

- Carpeting throughout
- Gas central heating
- LED lighting
- Allocated car parking
- Perimeter trunking and raised flooring
- Kitchenette
- W/C facilities





## Accommodation

The premises comprise the following approximate net internal floor areas:

Area NIA	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>135</b>	<b>1,453</b>

## Business Rates

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

**£10,500**

The current small business multiplier is 0.499. All interested parties are advised to make specific enquiries with the local billing authority.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Service Charge

A service charge is levied to cover the maintenance and upkeep of the common parts.

## EPC

The property has an EPC rating of to be confirmed.



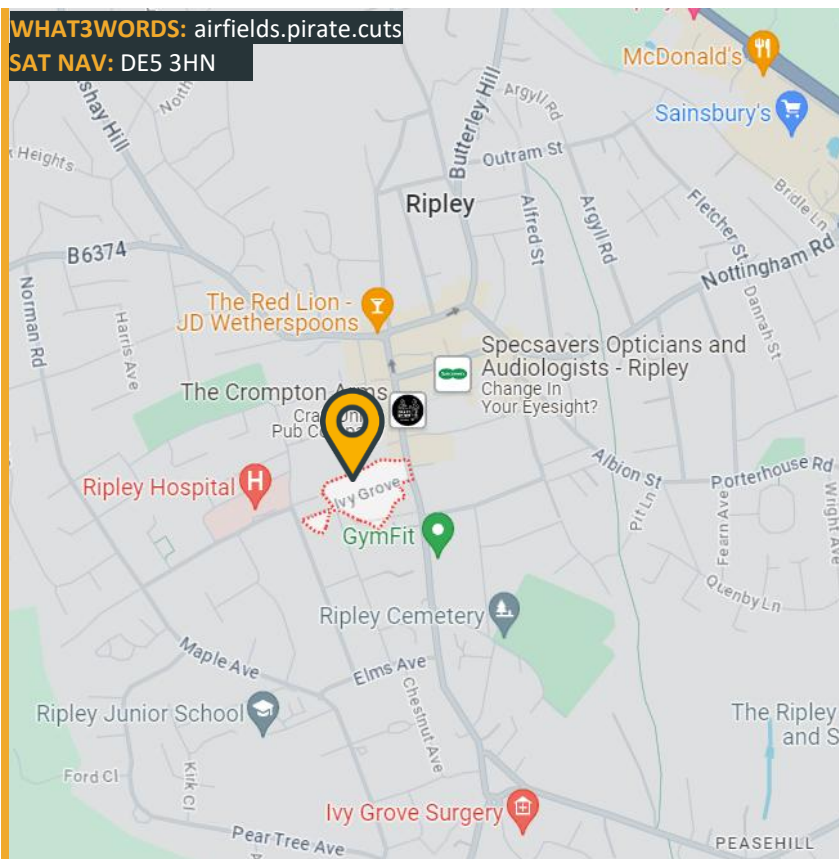
Location



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**WHAT3WORDS:** airfields.pirate.cuts**SAT NAV:** DE5 3HN

## Rent

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

**£14,530 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT. VAT is applicable at the prevailing rate.

## Further Information

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

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25/04/2025