

Unit 32 | The Village | Maisies Way | South Normanton | Derbyshire | DE55 2DS

Two storey self-contained office premises within minutes of Junction 28 of the M1 motorway

106m²
(1,141ft²)

- Open plan office accommodation
- Two storey end terraced building
- Courtyard environment
- On-site security
- 5 designated parking spaces
- Quick access to A38 and Junction 28 M1
- Popular business park location within The Village complex
- Rent £18,000 per annum
- Freehold Price £200,000



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 two-storey end terraced brick-built office building. Internally the ground floor comprises open plan office accommodation with a kitchenette and W/C facilities. The first floor provides further open plan accommodation.

The specification includes: air conditioning, LED strip lighting, double glazing, fully fitted kitchenette, floor boxes leading to CAT5 cabling throughout, on site security gatehouse, parking for approximately 5 vehicles.

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.





Location



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Accommodation

The premises comprise the following approximate net internal floor areas:

NIA	m ²	ft ²
Ground Floor	53	571
First Floor	53	570
Total	106	1,141

(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:

£14,000

(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

A copy of the Energy Performance Certificate is available upon request.

VAT

We confirm all figures quoted are exclusive of VAT.



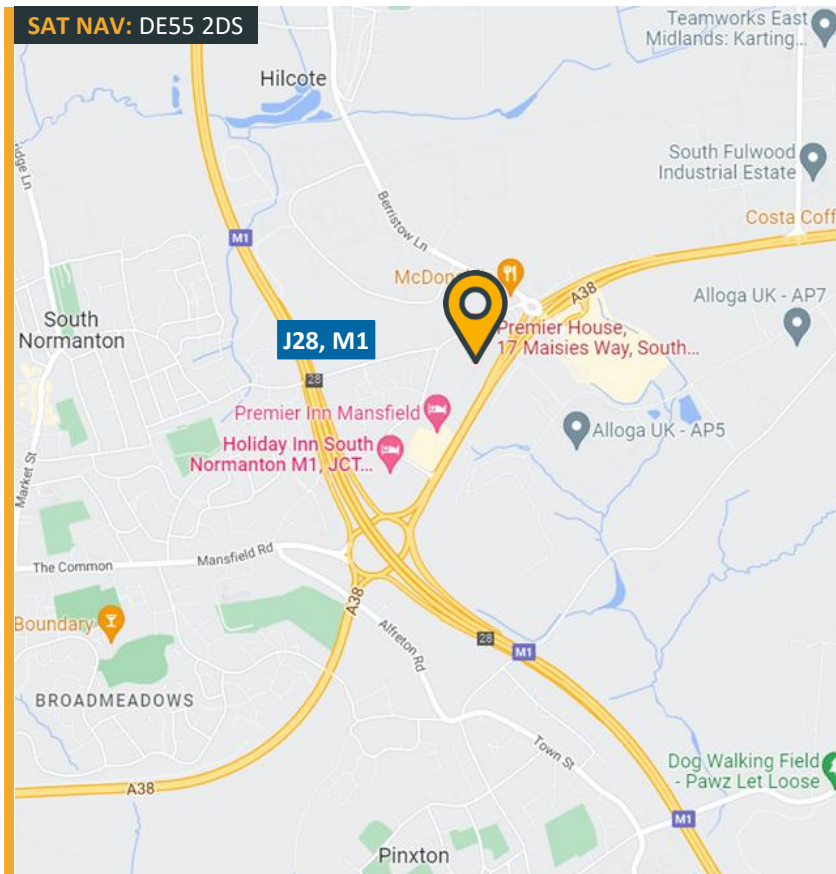
Location



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Lease Terms

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

£18,000 per annum

Price

The property is available to purchase at a price of:

£200,000

(Two hundred 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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