

Three-storey office building with 20 car parking spaces within 3 miles of J28 of the M1

978m²
(10,531ft²)

- Mix of open plan and cellular office accommodation across three floors
- External façade professionally cleaned and new boiler installed
- Conveniently located in Alfreton Town Centre
- 3 miles from Junction 28 of the M1 motorway
- May suit alternative uses (subject to planning)
- 20 car parking spaces
- Rent - £75,000 per annum
- Price - £750,000



**TO LET/
FOR SALE**



Location



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Location

The property is situated on King Street within Alfrediton Town Centre. The property is accessed via the Alfrediton Leisure Centre car park which is to the south of Church Street and there is a throughfare to the wider-centres car park just off King Street.

Alfrediton is located approximately 3 miles from Junction 28 of the M1 Motorway and nearby city centres include Derby (13 miles south), Nottingham (15 miles south-east) and Chesterfield (9 miles north).

Property

The property comprises a self-contained three-storey office building. The property is to undergo refurbishment to suit an incoming tenant.

Internally the property provides a reception leading to ground floor office accommodation. The first floor provides further office/training accommodation, and the third floor comprises a mix of space including training/workshop rooms and a large hall.

The specification includes:-

- Lift access
- W/C facilities on each floor
- 20 car parking spaces
- Gas central heating
- Suspended ceilings with a mix of CAT2 inset & LED lighting
- Double glazing throughout





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Accommodation

The property provides the following approximate net internal floor

	M ²	Ft ²
Ground floor	324	3,487
First floor	335	3,605
Second floor	319	3,439
Total	978	10,531

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

Business Rates

The property is categorised as Education Centre and premises and hold the following rateable value:

£47,500

The current small business multiplier is 43.2p. All interested parties are advised to make specific enquiries with the local billing authority.

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

Energy Performance Certificate

The property has an Energy Performance Certificate rating of 52(C).

VAT

VAT will be payable upon the rent at the prevailing rate.



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Planning

The property sits within the administration of Amber Valley District Council. Planning enquiries should be directed to the planning department at Amber Valley District Council.

The property was originally consented for Adult Education use in March 2005.

Potential Use/Development Potential

Subject to planning, the property is fielding 'all enquiries' and offers potential for the following uses including but not limited to offices, continued educational use, care/nursing home use, religious use and leisure uses.

Service Charge

A service charge will payable. Please contact the agents for further information on the annual budget.

Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.

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.





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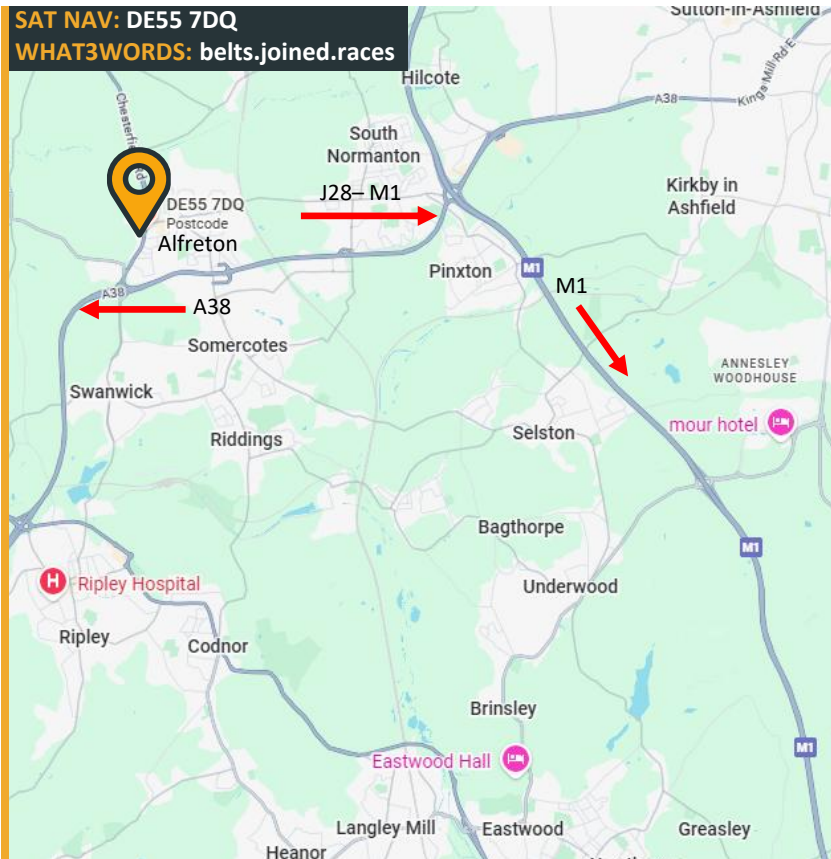


Video



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SAT NAV: DE55 7DQ
WHAT3WORDS: belts.joined.races



Rent

The property is available on new lease terms at a rent of:

£75,000 per annum

Alternatively, the property may be available on a floor-by-floor basis also.

Price

The property is held on a 999 year long leasehold and is available at a price of **£750,000**.

Further Information

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk

Alternatively contact our joint agents, David Brown on 01332 200232



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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.