

15 Maisies Way | The Village | South Normanton | Derbyshire | DE55 2DS

## Detached self-contained office building located just off the A38 at J28, M1

388m<sup>2</sup>  
(4,172ft<sup>2</sup>)

- Due to relocation of the current occupier
- Rare freehold opportunity with full vacant possession
- Good quality two storey self contained offices
- Large car park with 18 marked spaces
- A short distance to East Midlands Designer Outlet, Starbucks and McDonalds
- Less than 2 minutes drive to J28 of the M1



**FOR SALE**



Location



Gallery



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## Location

The property is situated at 15 Maisies Way on the well-established Village Business Park which is located within close proximity to the A38 at Junction 28 of the M1 motorway providing direct access to the regional and national motorway network including easy access to Nottingham, Derby and Mansfield.

The location is well supplied with amenities with a wide range of retail and leisure facilities provided by the East Midlands Designer Outlet located less than 2 minutes drive away from the property. Starbucks, McDonalds and Burger King drive-thru amenities are also located within half a mile of both Holiday Inn and Premier Inn hotel facilities within close proximity.

## The Property

The property comprises a well-appointed detached self-contained office building with associated car parking set within a well maintained and attractive business park environment. The office accommodation itself is arranged over two levels with kitchen and WC amenities on each floor as well as the following specification:

- Raised floors with power and data cabling
- Suspended ceilings with modern lighting
- Air conditioning with heating ventilation and cooling
- Electric car charging facilities
- Personnel lift

There are a mixture of open plan office areas and individual private offices and meeting room areas. Externally, there is a large car park with marked spaces for 18 cars.





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## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	192	2,063
First floor	196	2,109
<b>Total</b>	<b>388</b>	<b>4,172</b>

This information is given for guidance purposes.

## Tenure

The property is available on a freehold basis with full vacant possession.

## Business Rates

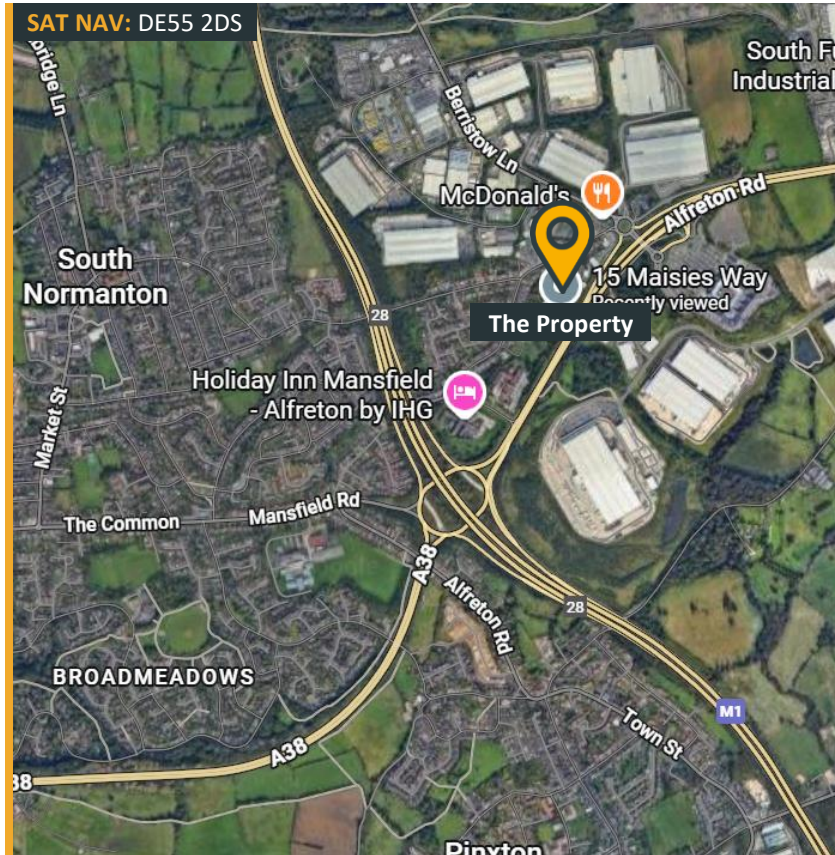
Rateable Value:	£41,250
Rates Payable 2025/26:	£23,788

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

## VAT

VAT is applicable on the price.





## Price

The property is available at a quoting price of:

**£650,000**

**(Six Hundred and Fifty Thousand Pounds)**

## Service Charge

A service charge is levied to cover maintenance of part of the business park estate used in common. A guide is available from the agents.

## Further Information

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

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