

Offices

- ▶ High quality, self-contained office
- ▶ Ground floor 2,748 sq ft (255.3 sq m)
- ▶ Super fast broadband and 12 dedicated car parking spaces
- ▶ 24 hour on-site security

For enquiries and viewings please contact:



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Unit 2 The Village, Maisies Way, South Normanton, Derby, Derbyshire DE55 2DS

Location

The property is located within The Village Business Park development just 0.5 miles from Junction 28 of the M1 motorway. Surrounding retail and leisure amenities are easily accessible with the McArthur Glen shopping outlet, two hotels and a number of drive through restaurants and eateries within close proximity. Sutton in Ashfield town centre also lies just 2.5 miles to the east.

Regular bus services run along Carter Lane East and good rail links serve the property with Sutton in Ashfield and Mansfield railway stations within easy driving distance (c. 2 and 4 miles east respectively).

Description

Unit 2 comprises a modern, high quality two storey "Grade A" detached office building in a prominent position at the entrance of the Business Park with 24 hour manned security, benefiting from:-

Suspended ceilings with inset lighting
Carpet tiled raised accessible floors incorporating floor boxes for with Category 5 data cabling
100 Megabyte dedicated fibre broadband line.
Mechanically controlled heating/cooling system throughout
Platform lift
Kitchenette on each floor

There are associated unisex and accessible wc's on each floor.

The village development itself is a well-maintained scheme with the benefit of 24-hour manned security station and full CCTV site coverage.

12 car parking spaces are allocated (an excellent provision of 1:232 sq ft occupied)

Accommodation

| | Sq M | Sq Ft |
|---------------------------|--------------|--------------|
| Ground Floor - available | 255.3 | 2,748 |
| First Floor - under offer | 259.2 | 2,790 |
| Total | 255.3 | 2,748 |

Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We have made enquiries of Bolsover District Council Planning Department who advise that the premises have a current planning consent as offices under Class B1 (Business) Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Tenure

The ground floor is available by way of a new lease on terms to be agreed. Alternatively, consideration may be given to a freehold sale of the whole building.

Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property has a current Rateable Value (April 2017) of £60,000 and is described as "Offices & Premises". The assessment will be required to be split upon occupation.

Service Charge

An estates service charge will be payable in respect of the upkeep and maintenance of the Business Park, together with the provision of security. Further information is available from the agents upon request.

Price

Price/Rent upon application.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party to pay their own costs incurred in this transaction.

EPC

The premises has an EPC assessment of C-59.

Viewing

Strictly by appointment.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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