

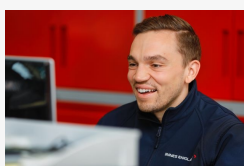


1st Floor, 6 Maisies Way, South Normanton, Derby, Derbyshire DE55 2DS

First Floor Office

- ▶ **NIA: 1,174 sq ft (109.1 sq m)**
- ▶ **6 dedicated car parking spaces**
- ▶ **Established business park location within 0.5 mile of J28 of the M1**
- ▶ **Within walking distance to a wealth of retail and leisure amenities including McDonald's and McArthurGlen Designer Outlet**

For enquiries and viewings please contact:



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Location

The property is located off Maisies Way, on the well-established Village Business Park. The development is located within 0.5 miles of Junction 28 of the M1 Motorway at its intersection with the A38 dual carriageway, providing convenient road access to Mansfield, Derby, Nottingham and the UK's wider road network. Direct train routes are available from Kirkby in Ashfield and Alfreton stations, while bus services are within a 5-minute walk to Carter Lane. The nearby area is well supplied with a wealth of retail and leisure amenities with the McArthurGlen East Midlands Designer Outlet being within a 10-minute walk from the property. McDonalds, Starbucks, and Burger King drive thru amenities are located nearby, as well as Holiday Inn and Premier Inn hotels within close proximity.

Description

The property comprises of a semi-detached two-storey office building consisting of steel portal frame construction with brick elevations set beneath a mono pitched sheet clad roof. Internally, the first floor is split between that of open plan office accommodation, two separate meeting rooms, store cupboard, kitchenette and WC's.

The unit benefits from the following specification:

Comfort cooling and heating HVAC system
Raised carpet tiled floors with power and data cabling floor boxes
Double glazing windows
LED lighting and ample natural daylight
Intercom system
Potential for furniture to be included

Externally the first floor will be provided with 6 marked car parking spaces contained within a secure development, with its own 24-hour manned security gatehouse and full CCTV site coverage.

Accommodation

	Sq M	Sq Ft
First Floor	109.1	1,174
Total	109.1	1,174

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to rely on their own measurements.

Planning

We understand the unit benefits from the following use classes:
Use Class E (Commercial, Business and Services use) making the premises suitable for uses such as offices, health centres and gyms.

(This information is given for guidance purposes only, and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available immediately by way of a subletting, with the head lease expiring on 18th July 2031.

Business Rates

From information taken from the Valuation Office Agency (VOA) website the whole property has the following assessments:

Rateable value: £24,750

Indicative Rates Payable 2025/2026: c.£10,692 pa

We understand the 1st floor will need to be reassessed separately by the VOA

It is understood that some parties may benefit from small business rates relief and therefore may not incur any business rates payment.

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

£18,000 pa

Service Charge

A service charge will be payable in respect of utilities, maintenance and repair of the structure and common parts of the building. There is also an additional estate service charge which will be applicable. Details of the service charge is available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B-48

Viewings

Viewings are by appointment with sole agents Innes England

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