

WAREHOUSE, TO LET

UNIT C HEAGE RD INDUSTRIAL ESTATE, HEAGE ROAD

Ripley, DE5 3GH



KEY FEATURES

- Rent: £10,000 per month
- 20,461 Sq Ft (1,900.83 Sq M)
- Highly prominent and well positioned unit
- With offices, meeting room & reception
- GIA includes 1,130sq ft mezzanine
- Excellent location 1 mile from A38 & A610
- Self contained fenced and gated site with 25 parking spaces
- No motor trade

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LOCATION

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby. The town benefits from a variety of shops, cafes and bars.

The property is located approximately 1 mile east of the town centre on Heage Road Industrial Estate, A610 which connects with Nottingham and A38 which connects with Derby are both located within 1 mile. J28 of the M1 is situated approximately 4 miles to the north.

DESCRIPTION

Well-positioned warehouse. Corner plot at entrance to estate. 1 mile from A38. Warehouse and offices. Excellent parking on fenced and gated site. The warehouse benefit from 2 vehicle access doors (4.5m h x 4.42m w). The offices provide a reception area, 2 connected offices, meeting room, canteen and comms room. 4m eaves / 7.6m at the ridge.

Externally, the property is located on a fenced and gated site with parking for c25 cars. Warehouse to let in Ripley. Ideal for storage, light assembly, distribution or business use. No motor trade businesses will be considered. Photos have been edited to show the building empty.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Warehouse	16,450	1,528.2
Offices	2,881	267.64
Mezzanine	1,130	104.98
TOTAL	20,461	1,900.83

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of business and light assembly uses. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services including 3 phase electricity, with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as an warehouse and premises on VOA.gov.uk.

Rateable Value: £71,000

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the estate roads and shared external areas.

The current service charge budget is £167 per month.

TENURE

Industrial Unit to let by way of a minimum term of 5 years.

RENT

The premises is available to rent for £10,000 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

E (119)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our joint Agents Salloway. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

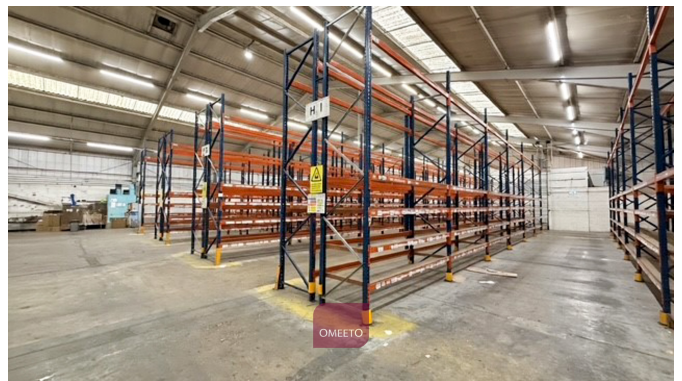
31-Jul-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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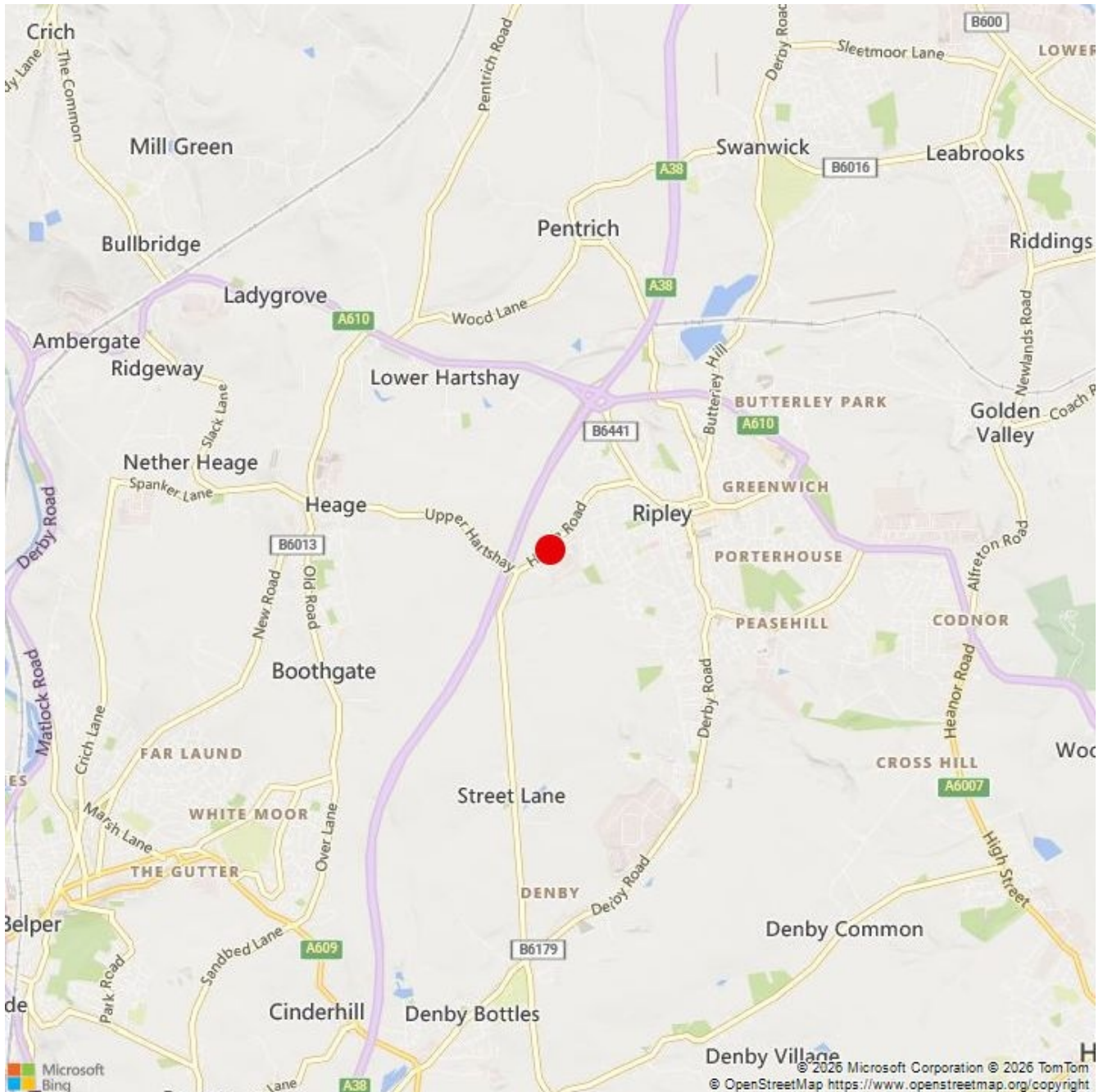
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1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo is located in the bottom right corner of the page. It consists of the word 'OMEETO' in a white, sans-serif font, set against a dark red, rounded rectangular background.

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