



The Old Dairy, Sapperton Park Courtyard, Marjory Lane, Church Broughton, Derby, DE65 5SL

£15,525 per annum plus VAT

- Modern office set in stunning rural location
- 82 sq m / 887 sq ft – option available to lease ground (432 sq ft) or first floor (455 sq ft) only
- Ample parking
- High-speed fibre broadband
- Sub metered electricity supply

This sensitively converted office boasts exposed rafters, central heating supplied by a biomass boiler through a district heating system, modern LED lighting, and ample power sockets. It features a small kitchen and a W/C and is divided into four office spaces over two floors. Option available to lease the ground (432 sq ft) or first floor (455 sq ft) only with shared use of the kitchen and W/C.

Description

Located on the outskirts of the village of Church Broughton, this stunning rural location provides excellent transport connections being only just over 2 miles from the A50, a major arterial route offering easy access to the M1 and M6. Local nearby towns and cities such as Derby (14 miles), Uttoxeter (8.8 miles), Burton (8.8 miles) and Ashbourne (9.7 miles).

The courtyard buildings at Sapperton Manor have been transformed into modern office accommodation. The office suite is approximately 887 sq ft with a lobby area and WC, two ground floor office spaces, a small upstairs kitchen with dishwasher and two upstairs office spaces all featuring exposed rafters and listed features.

Downstairs Office Space 1: 4.9m x 4.8m
Downstairs Office Space 2: 4.3m x 4.2m
Upstairs Office Space 1: 4.9m x 4.3m
Upstairs Office Space: 4.9m x 4.2m

Price

£15,525 per annum plus VAT.

This is charged monthly in advance.

Letting of the ground or first floor only is considered with pricing based on office area.

Tenure

The unit is available on a new internal repairing and insuring lease, terms to be agreed.

The tenant is responsible for the maintenance and upkeep of the interior of the office unit.

Business Rates

Office is subject to business rates with SDDC. The current rateable value at 1 April 2026 is £9,500 with rate normally charged at 49.9p to the £1, the amount payable may be affected by transitional adjustments or reliefs that may be applicable.

Utilities

The office benefits from a sub-metered electricity supply which is recharged monthly. There is also high-speed fibre broadband available via a leased line.

The tenant is responsible for the payment of all utilities not included within the service charge from the date of occupation.

Service Charge

There will be a service charge to cover the costs of maintenance and upkeep of common areas. This covers cleaning of the common parts, lighting of the common parts, fire extinguishers in the common parts, heating of the property (during winter months at the landlord's discretion), waste collection, water rates and CCTV of the common parts.

The current charge is £50 pcm plus VAT.

There is an additional charge for buildings insurance of £50 pcm plus VAT.

EPC

A (Certificate found [here](#)).

Deposit

A one month's deposit will be required to be held for the duration of the term.

Planning

The understanding is the property has authorised consent under B1 Office use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Viewing

Strictly by appointment with Sapperton Manor Estates Ltd.

Sapperton Manor Estates Ltd

Sapperton Manor, Marjory Lane, Church Broughton,
Derby, DE65 5SL

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, tenants should verify matters for themselves. Where property alterations have been undertaken tenants should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Floor Plan

