



Nags Yard, Sapperton Park Courtyard, Marjory Lane, Church Broughton, Derby, DE65 5SL

£11,935 per annum plus VAT

- Modern office set in stunning rural location
- 63.3 sq m / 682 sq ft
- Ample parking
- High-speed fibre broadband
- Sub metered electricity supply

Please contact Robert Prince on:

07734 915880

enquiries@sappertonpark.co.uk

This charming office space is divided into three rooms spanning 682 sq ft, featuring exposed beams and brickwork for added character. It benefits from central heating supplied by a biomass boiler through a district heating system, air conditioning, modern lighting, and ample power sockets. The property includes a small kitchen WC and a 7kW EV charger

Description

Located on the outskirts of the village of Church Broughton, this stunning rural location provides excellent transport connections being only 2.2 miles from the A50.

Travel Distances:

Uttoxeter: 8.8 miles

Burton upon Trent: 8.8 miles

Ashbourne: 9.7 miles

Derby: 13.9 miles

from the A50.

The courtyard buildings at Sapperton Manor have been transformed into modern office accommodation. The ground floor office suite is approximately 682 sq ft with a kitchenette at one end and shared WC's.

Main office: 6m x 4.8m

Small office: 2.5m x 4.8m

Meeting room: 2.7m x 4.8m

Reception: 2.1m x 2.9m

Total NIA 59.3 sq m / 682 sq ft

Price

£11,935 per annum plus VAT

This is charged monthly in advance.

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, contact SDDC.

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 with E-volve Solutions.

The tenant is responsible for the payment of all utilities from the date of occupation. Water is included in the service charge.

Service & Buildings Insurance Charges

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

The current charge is £50 pcm plus VAT.

There is an additional charge for buildings insurance of £55 pcm

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 office unit benefits from B1 office use.

Interested parties are advised to make further enquiries with South Derbyshire District Council.

Viewing

Strictly by appointment with Sapperton Manor Estates Ltd. Please contact Robert Prince on 07734 915880.

Sapperton Manor Estates Ltd

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

Telephone 01283 585261

Email enquiries@sappertonpark.co.uk

Web www.sappertonpark.co.uk

Facebook [SappertonPark](https://www.facebook.com/SappertonPark)

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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

