

Broadmeadows Business Centre | Lea Vale
South Normanton | Derbyshire | DE55 3NA

Open Plan First Floor Office Suite with Extensive Parking

Approx. 232m² (2,500ft²)

Quality Cost
Effective
Offices



- Self-contained first floor suite
- Excellent presentation
- Own front door
- Extensive parking
- Close to J28 of M1/A38
- Cheap, cost effective space



To Let



Location

Broadmeadows Business Centre is located within South Normanton within moments access of Junction 28 of the M1 Motorway and the A38.

The precise location is shown on the plan to the rear of these details.

The Property

The property is accessed by its own dedicated entrance, solely for the use of the occupier of the first floor office space.

The specification of the premises includes:

- Predominantly open plan office space
- Lighting and heating plus good quality carpet throughout
- Kitchen
- Male, female and disabled WC facilities
- Extensive car parking

Service Charge

A service charge is levied upon the ingoing tenant as a contribution towards the upkeep and maintenance of the common areas of the Business Centre.

Car Parking

Extensive on-site car parking is available.

EPC

The property has an EPC rating of:

C-63

Approx. 232m² (2,500ft²)



Accommodation

From measurements taken on site we calculate that the property has the following net internal area:

232m² (2,500ft²)

(This information is given for guidance purposes only)

Rent

A new lease is available for a term of years to be agreed at the very cost effective figure of merely:

**£16,000 per annum
(Sixteen Thousand Pounds)**

Business Rates

From enquiries with the Local Authority we understand the following:

Rateable Value: £9,300

(This information is given for guidance purposes only)

VAT

VAT will be payable upon the rent and service charge due.

Legal Costs

Each party with bear their own legal costs incurred.



For further information or to arrange to view please contact:

Chris Proctor

T: 0115 841 4798

M: 07747 464 770

E: chris@fhp.co.uk

Darran Severn

T: 01332 224 854

M: 07917 460 031

E: darran@fhp.co.uk

Estée Coulthard-Boardman

T: 01332 224 854

M: 07917 576 251

E: estee@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham NG1 5BG
North Point, Cardinal Square, 10 Nottingham Road, Derby DE1 2QT

05/10/2020

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.