Broadmeadows Business Centre | Lea Vale

South Normanton | Derbyshire | DE55 3NA

Open Plan First Floor Office Suite with Extensive Parking

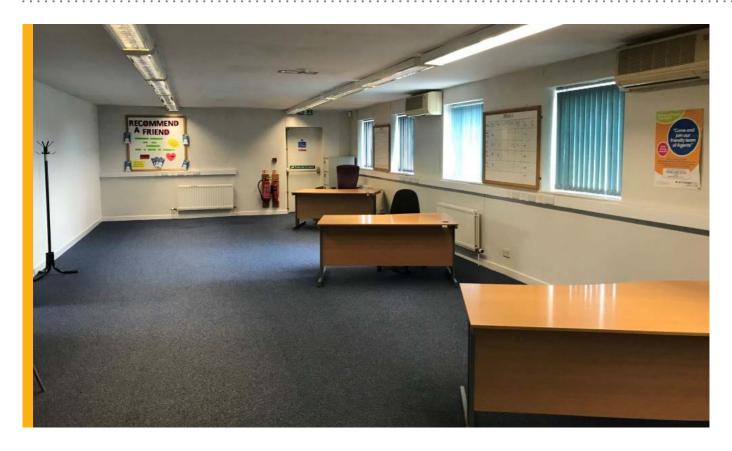
Approx. 232m² (2,500ft²)



- 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



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)

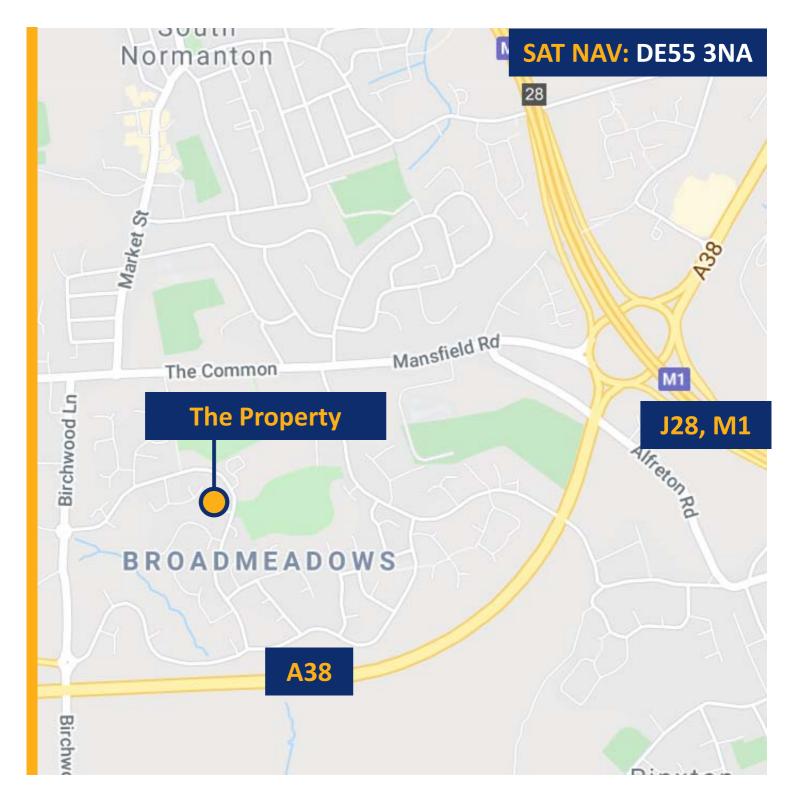
VAT

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:

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