



Suite 8A, Derwentside, 25 Town Street, Duffield, Belper, Derbyshire, DE56 4EH

High quality office accommodation within a multi let office building.

Well located in a sought after area, providing ease of to the City of Derby, Belper
Town Centre and local transport links.

Benefit of on-site parking.

TO LET FULLY INCLUSIVE RENTS

Suite 8A, Derwentside, 25 Town Street, Duffield, Belper, Derbyshire, DE56 4EH

LOCATION

Derwentside is located on Town Street (A6), the main road through the centre of Duffield. The property is approximately 6 miles from Derby city centre and 5 miles from Belper town centre offering convenient access to local road networks including the A52 and A38. Nearby occupiers include Nat West, Fletcher & Co, and the Co-op, to name a few.

DESCRIPTION

The property is of brick construction under a pitched tiled roof. The offices are planned over the ground and first floor, with the benefit of carpet flooring, are well decorated, incorporating telephone and power points and shared kitchenette and WC facilities. Parking is also provided to the side and rear of the building.

AVAILABLE ACCOMMODATION

The specific accommodation arrangements are as follows:

First Floor Suite 8A 115 sq. ft./10.7 sq. m.

Shared WC and kitchenette facilities.

SERVICES

We understand that mains Electricity, Water and Drainage are connected to the property. Please note that the Agents have not carried out any tests on the Services and as such, no warranties are implied or given. All utilities are inclusive within the per calendar month rent.

BUSINESS RATES

Inclusive within the per calendar month rent.

LEASE TERMS

The Office Suites are available on the following terms;

Suite 8 £325pcm

The Suite is available on six or twelve month rolling agreements.

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of value added tax.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – 84

EPC Band – D

A copy of the certificate is available on request.

VIEWINGS

Strictly by prior appointment through the Sole Agents: -

Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Email: mikewlamisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT

