VICTORIA PLACE
VICTORIA ROAD
RIPLEY DE5 3FW

AVAILABLE FOR LET - £5 PER SQ.FT. PER ANNUM EXCLUSIVE

- **High quality ground floor Workshop & Storage and Ground Floor Offices**
- **Approximately 4,690 sq ft**
- **Recently refurbished to include uPVC double-glazing, gas-fired central heating, suspended ceilings, category 2 lighting, part air-conditioning and high quality internal fixtures and carpeting throughout with exception of some storage areas.**
- **Convenient location on edge of Ripley town centre.**
- **Good accessibility to A38, A610 and M1 (Junctions 26 & 28) and surrounding cities and towns.**
- **On-site car parking for 10 cars plus on street parking.**

For further details please contact Hugh Broadbent of Chartex Ltd.
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk
62 King Street, Belper, Derbyshire DE56 1PZ

LOCATION

Victoria Place is located close to the town centre of Ripley and has excellent links to the A38, A610 trunk road and M1 motorway (Junctions 26 & 28) and surrounding cities (Nottingham, Derby, Sheffield and Leicester all within easy reach) and towns (Belper, Alfreton, Heanor, etc).

DESCRIPTION

Victoria Place is a two-storey detached building offering good quality office accommodation and storage / workshop space to the ground floor. The property has previously been occupied as two separate units. However the property would be suitable for single occupation also.

The accommodation extends to approximately: 4,840 sq.ft.

Split approximately as:

Ground Floor – 3,390 sq ft ('front' suite)
Ground Floor – 1450 sq ft ('rear' suite

The property benefits from gas fired central heating, air conditioning to the first floor, new PVC double glazing, suspended ceilings (most predominately with category two lighting) and is carpeted throughout (with the exception of some storage areas).

Externally there is a tarmac car park to the front and side of the building providing space for approximately 20 cars.

TENURE

The property is available leasehold, with vacant possession upon completion.

Offers for the leasehold are invited in the region of £5 per sq.ft. per annum exclusive.

There may be the offer of tenants incentives by the way of a rent free period on leases of 2 years or longer in duration (subject to tenant status).

RATES

We understand from verbal consultations with Amber Valley Borough Council that the property has a rateable of £33,500 (split assessment due to split occupancy previously).

Applying the current multiplier of 0.462 this would produce rate payable figures of approximately £19,820 per annum for the financial tax period 2008/2009.

We would advise all interested parties, however, to make their own enquiries to satisfy themselves in this regard.

VAT

The above figures quoted are all net of VAT (if applicable).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING

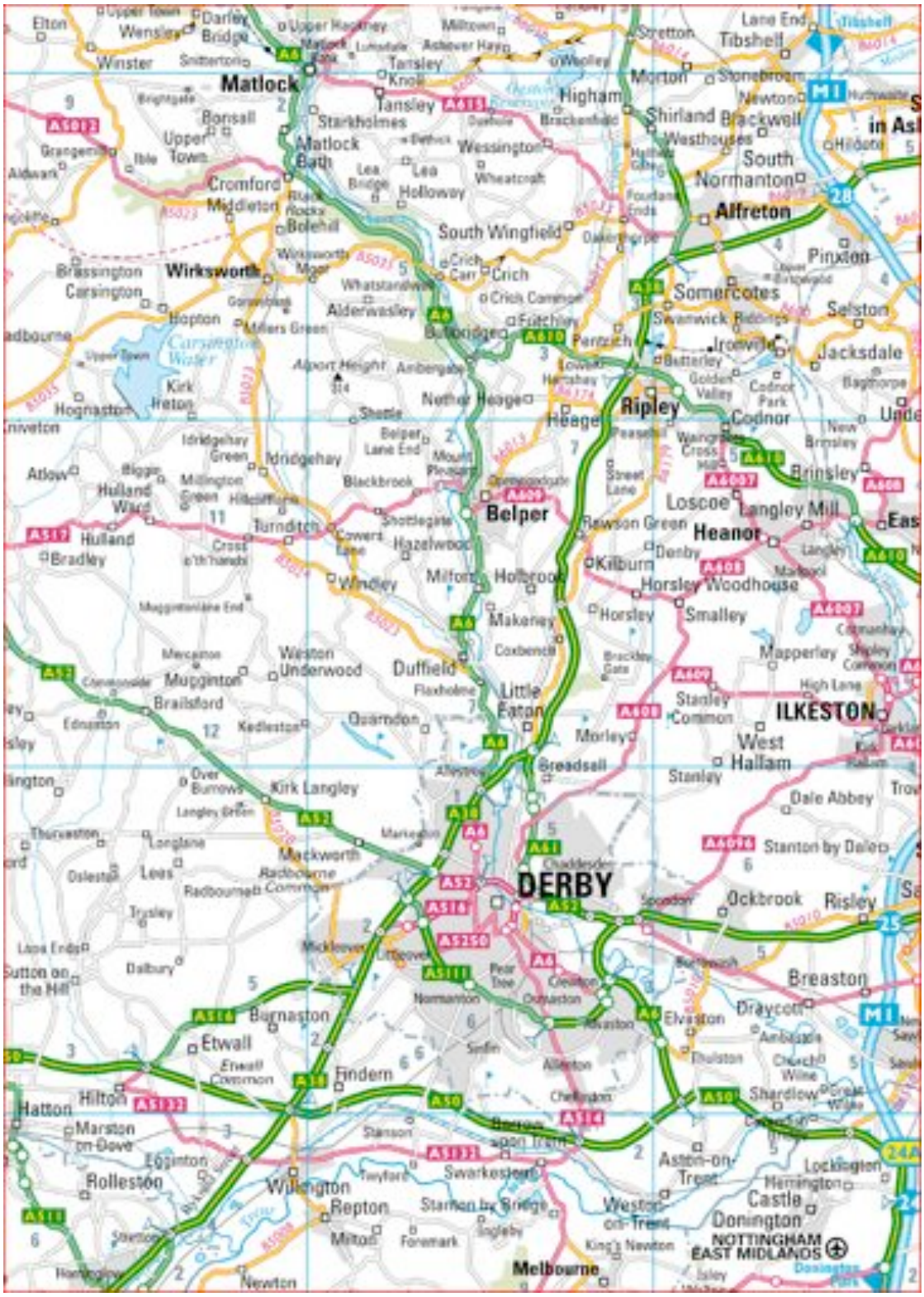
Strictly by arrangement through
Chartex Ltd.
Hugh Broadbent - hugh@chartex.co.uk
01773 599990

Or our Joint Agents

Subject to Contract

SHJ/pjc/03.01.2008

LOCATION PLAN



Victoria Road, Ripley

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