



**GREEN LANE BUSINESS CENTRE
GREEN LANE
BELPER
DERBYSHIRE**

**EASY IN / EASY OUT LETTINGS
OR LONGER TERM LEASES**



- In excess of 2,000 square feet of high quality business space available from small rooms up to larger suites
- Ideal for variety of business uses including offices, medical and a range of other uses subject to planning (where appropriate)
- Set in heart of attractive Derbyshire Market Town – World Heritage Site
 - Large residential catchment area
 - Adjoining main shopping street in conservation area
- Excellent communications and close to main railway station
- Large public car park adjoining as well as on-site car parking
 - Attractive stone built period building

For further details contact Hugh Broadbent of Chartex Ltd.

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Email: hugh@chartex.co.uk

Website: www.chartex.co.uk

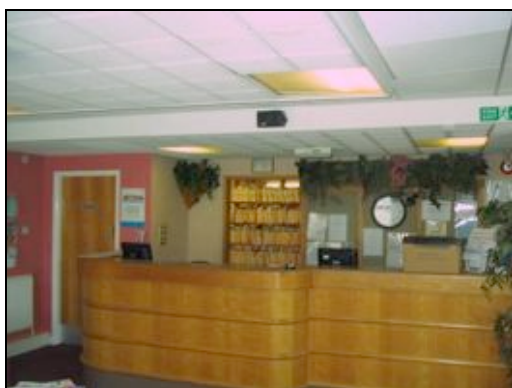
62 King Street, Belper, Derbyshire DE56 1PZ

INTRODUCTION

Green Lane Business Centre is a beautiful mainly stone built period building set in the heart of this attractive market town. The building will be tastefully refurbished to create this new Business Centre and provide high quality, easily maintained business accommodation available on a flexible basis. The building offers in the order of 2,000 square feet of net internal space which is available from individual rooms upwards. Viewing is highly recommended and individual occupiers' requirements may well be capable of being met.

LOCATION

The property is located close to the junction of Green Lane and King Street, which is the main retail street of the town. The building is close to the railway station, bus station and the A6 Trunk Road and there is also good accessibility to the A38 Trunk Road and the M1 Motorway. There are excellent amenities within Belper including leisure, shopping, educational, etc. Belper is within the Derwent Valley which is a World Heritage Site and situated to the south of Derbyshire's renowned Peak National Park.



DESCRIPTION

The Green Lane Business Centre offers in excess of 4,000 sq. ft. of net internal floor area available from room sizes of around 150 sq. ft upwards. This is an extremely attractive building which will in due course provide a small business community and benefits from some private car parking and extensive low cost public car parking across the road.

The accommodation is centrally heated and at least in part DDA compliant.

TERMS

The office accommodation will be available at a rental of £30 per sq. ft. all inclusive on an easy in / easy out basis.

REFURBISHMENT

The property is currently subject to substantial refurbishment which will include upgrading of lighting and ceilings, new carpets where required, alterations to internal layout, all to create a modern, high quality product for the modern business.

VIEWING

Strictly by appointment with Chartex Ltd.,
Telephone 01773 599990

SHJ/hy/26.09.08

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex Ltd. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Chartex Ltd. (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- These particulars do not constitute nor form any part of an offer or contract
- All statements contained herein as to this property are made without responsibility on the part of Messrs Chartex Ltd. or the vendor/assignor/lessor
- None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Chartex Ltd. or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

existing ground floor - general arrangement



Room No.	Room Name	Area (m ²)
101	Office	12.5
102	Office	12.5
103	Office	12.5
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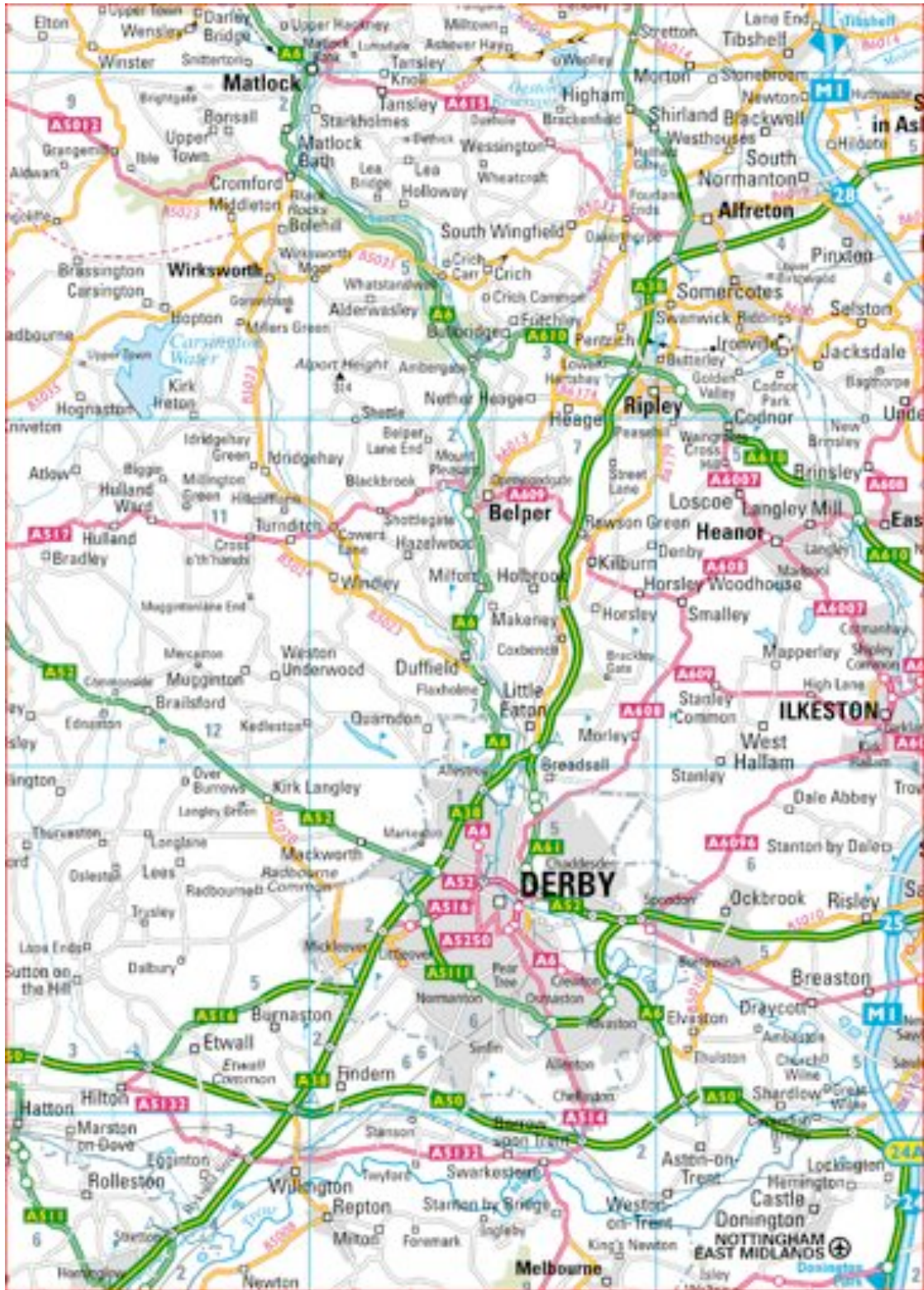
existing first floor - general arrangement



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LOCATION PLAN



**JONES
& COMPANY**

Chartered Surveyors