

**SITWELL BUSINESS CENTRE
HEAGE ROAD
INDUSTRIAL ESTATE
RIPLEY
DERBYSHIRE**

Serviced Offices
To Let – From £7 psf



- High quality modern offices to let on easy in, easy out basis
- Rent from £7psf per week
- Attractive reception area
- Fully carpeted, gas-fired central heating, double glazing, etc
- Excellent secure site
- Large car park
- Extremely good location on the edge of Ripley, close to A38 Trunk Road and convenient for Junction 28 of the M1 Motorway
- Excellent local pool of housing and labour

DESCRIPTION

The property comprises the following :-

First floor office : 18'6" x 12'7" 232 sq ft
First Floor Office 446 sq ft
Ground Floor Office 446 sq ft

Use of shared reception, kitchen and ladies' and gents' WCs.

Adjoining car parking within a secure site.

24 hour / 7 day access.

The specification includes carpeting, Category 2 lighting, gas-fired central heating, alarm system, etc.

In addition there is also



DIRECTIONAL NOTE

From Ripley town centre proceed in a westerly direction along Cromford Road turning left into Heage Road. The Heage Road Industrial Estate is approximately ½ mile along on the left hand side. Enter onto the main estate road by Epos House (also displaying a Chartex board) turning first left where the Sitwell Business Centre can be seen ahead on the left hand side.



VIEWING

Strictly by arrangement with the sole agents, Chartex.

Please call Hugh on 01773 599990 or email him hugh@chartex.co.uk.

Subject to Contract

1.8.2010



Property Misdescriptions Act 1991

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1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
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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.

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