



**EPOS HOUSE, HEAGE ROAD
INDUSTRIAL ESTATE
RIPLEY, DERBYSHIRE**

Office Suites To Let - From £378 + VAT per month



- **“Easy in, easy out” arrangements**
- **Attractive modern centrally heated office building**
- **Generous car parking**
- **Within 1 mile of A38 trunk road - prominent location**
- **Rent fully inclusive of electricity, heating, lighting, rates, water, maintenance, etc.**

Contact: Hugh Broadbent at Chartex Ltd.
Tel: 01773 599990 Fax: 01773 880828
E-mail : Website: www.chartex.co.uk
62 King Street, Belper, Derbyshire DE56 1PZ

LOCATION

Epos House is located at the entrance to Heage Road Industrial Estate in a prominent corner position. The property offers good accessibility to the A38 Trunk Road, which is within approximately 1 mile and close to Ripley town centre. The Industrial Estate houses mainly B1 Light Industrial or B8 Storage and Distribution type uses and comprises mainly modern developments.

DESCRIPTION

Epos House is a modern, two storey brick and pitched tile building of attractive appearance. The building is finished to a good specification including central heating, attractive reception area, generous car parking, etc. Full details are available on application and viewing is very much recommended.

ACCOMMODATION

The following offices are currently available.

15/16/17/18U	540 sq ft	Rental £1125.00 + VAT per calendar month
12U	240 sq ft	Rental £500.00+ VAT per calendar month
7D	178 sq ft	Rental £371.00+ VAT per calendar month

TERMS

Rent is inclusive of electricity, rates, heating, light, water and services (other than telephones). Interested parties should contact the Agents who will arrange for terms to be quoted, depending upon individual requirements. Agreements are "easy in – easy out" on three months' notice. Rent will be payable quarterly in advance by banker's standing order. **All rents quoted are subject to VAT.**

SERVICES

Services included are the following:

Heating and lighting, rates and water, maintenance of the building and cleaning of common areas, use of car parking and refuse disposal in connection with occupation.

Occupiers will be responsible for installing their own telephone system and telephone calls and also maintaining the decoration and cleaning of their own office(s).

DIRECTIONAL NOTE

Leaving Derby on the A38, proceed to Ripley turn off. Leave island heading up Hartsay Hill toward Ripley town centre, but before reaching the centre, take sharp right hand turning into Heage Road. Follow Heage Road for a short distance and the Heage Road Industrial Estate and Business Centre can be seen on the left hand side. Alternatively, from Ripley Market Place, proceed past the Town Hall (on the left) for a short distance before turning left onto Heage Road.

VIEWING

Strictly by arrangement through the sole agents:

Chartex Limited, 62 King Street, Belper, Derbyshire DE56 1PZ.

Contact: Mr Hugh Broadbent / Telephone: (01773) 599990

Subject to Contract

HB 15.10.10

Property Misdescriptions Act 1991

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