

Suite 1A | Unicorn House | Wellington Street

Ripley | Derbyshire | DE5 3EH

Office - To Let

139.93 FT² (13M²)



- **Converted Mill**
- **Cat II Lighting**
- **Secure Intercom Access**
- **DDA Access**
- **Electric Panel Heaters**
- **Shared Kitchen**
- **Shared WC**
- **Shared Car Park (to be separately Negotiated)**



CPA
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0115 697 8888

Castledine House
5-9 Heanor Road
Ilkeston
Derbyshire
DE7 8DY



Location

Ripley is a busy market town with excellent dual carriageway links to the surrounding towns and cities. Derby, Nottingham, Mansfield, Alfreton, Chesterfield, Belper and Heanor are all within easy reach. Ripley is a thriving location; with fibre optic broadband enabled and a growing local tourist economy.

Description

Unicorn House is a converted mill, offering office suites and workshops over two floors. CPA and Associates are pleased to bring to market this ground floor office.



Accommodation

139.93ft² 13m²

The above floor areas are measured on an approximate gross internal basis.

Terms

Easy in/out

Price

Offers sought in the region of £350 per calendar month, on an all-inclusive basis

VAT

VAT is applicable

Business Rates

The property has a rateable value of £1,100 per annum, as of 2017.

Service Charge

Not Applicable

Legal Costs

Each party is responsible for their own legal costs

EPC

There is no EPC currently available for this property

The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment.



For further information or to arrange to view please contact:

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