

OFFICES, TO LET

# BUILDING 2 BUTTERLEY CORNER, BUTTERLEY LANE

Ripley, DE5 3WT



## KEY FEATURES

- Rent: £22,500 per annum
- 796 Sq Ft (73.95 Sq M)
- High quality premises
- Self contained with 5 offices, kitchen & WCs
- Suitable for a variety of uses STP
- Excellent on-site parking
- 0.6 miles North of Ripley Town Centre & 1.5 miles East of A38/A610 island
- Local, reputable landlord

## OMEETO DERBYSHIRE

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## TO LET - OFFICES

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### LOCATION

Ripley is a busy market town in the Amber Valley District of Derbyshire, c3.5 miles north east of Belper and 10 miles north of Derby. The town benefits from a variety of shops, cafes and bars.

The offices for rent are situated approximately 0.6 miles North of Ripley Town Centre at the Butterly works fronting the B6179. Excellent commuter links are close by. The A38 / A610 island is just 1.5 miles to the west.

### DESCRIPTION

Superb Office. Self contained with 5 individual rooms, kitchen and WCs. Suitable for a variety of uses. Finished to a high standard, ready for new occupier. On-site parking available, first come first serve basis. Unit to let located 0.6miles from Ripley town centre.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Lower Ground Floor	262	24.34
Ground Floor	277	25.73
First Floor	257	23.88
<b>TOTAL</b>	<b>796</b>	<b>73.95</b>

### PLANNING

The property has permission for Class E Use (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority

### SERVICES

All mains services are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is to be separately assessed for rating purposes.

### TENURE

Office to let by way of an assignment of a lease expiring 30 September 2031 with RR and tenant break at October 2027 and October 2029. Interested parties are invited to discuss their specific lease requirements. Subject to individual covenant and terms an assignment, tenancy at will or surrender and re grant may be possible. Where superior Landlords consent is required, a 50% contribution to superior Landlord costs is requested.

### RENT

The premises is available to rent for £22,500 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

TBA

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

29-Apr-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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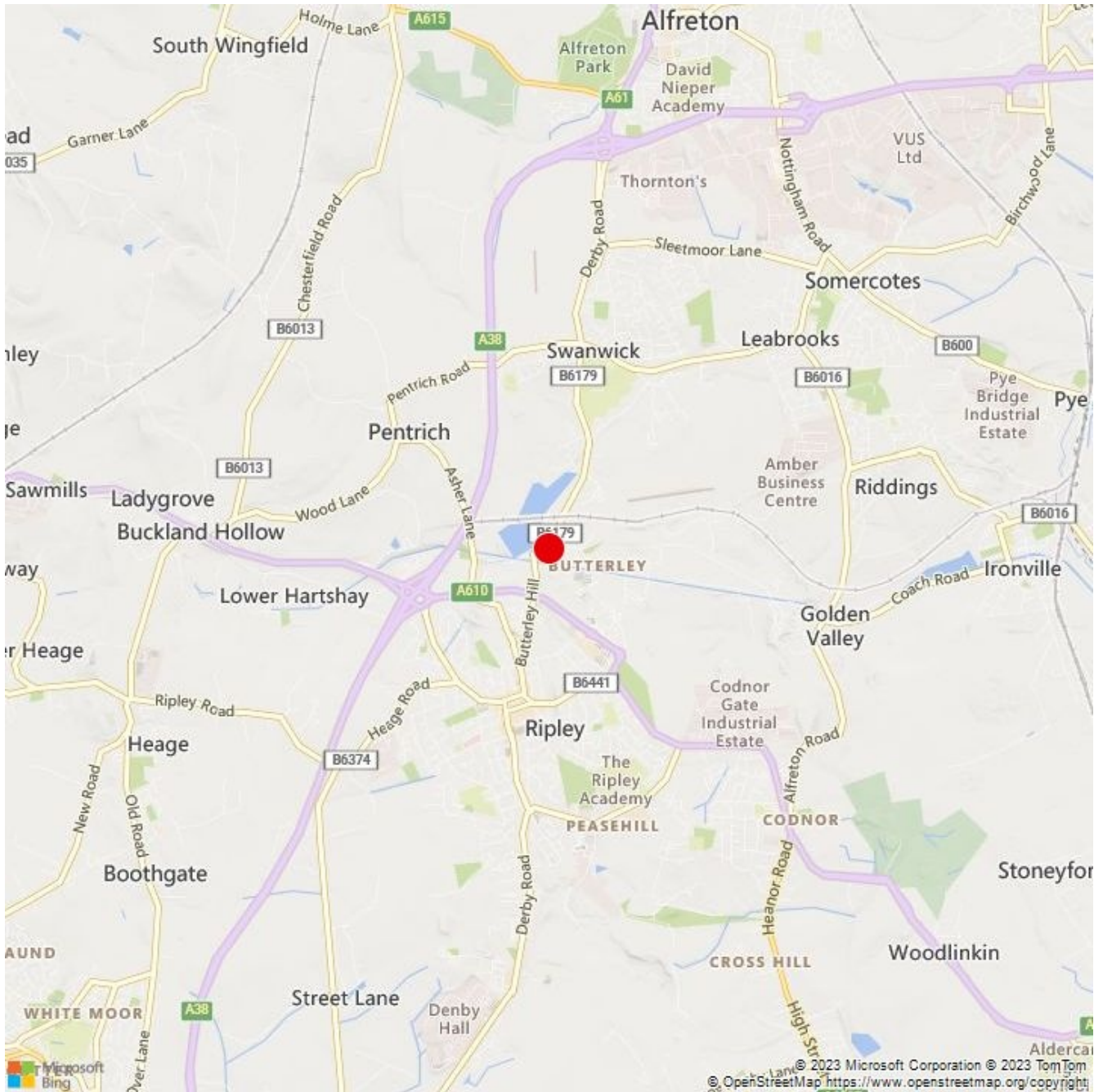
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red rounded square background.

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