



3 Ednaston Mews, Ednaston Park, Painters Lane, Ednaston, Ashbourne, Derbyshire, DE6 3FA

OFFICE ACCOMMODATION

TO LET - Well presented modern two-storey office accommodation

- Offering 1,136 sq ft / 105 sq m of accommodation.
- Unique self-contained accommodation situated on the A52 in a beautiful landscaped location on the edge of Ashbourne and a short distance away from Derby.
- High quality modern finish throughout.
- 10 free onsite car parking spaces



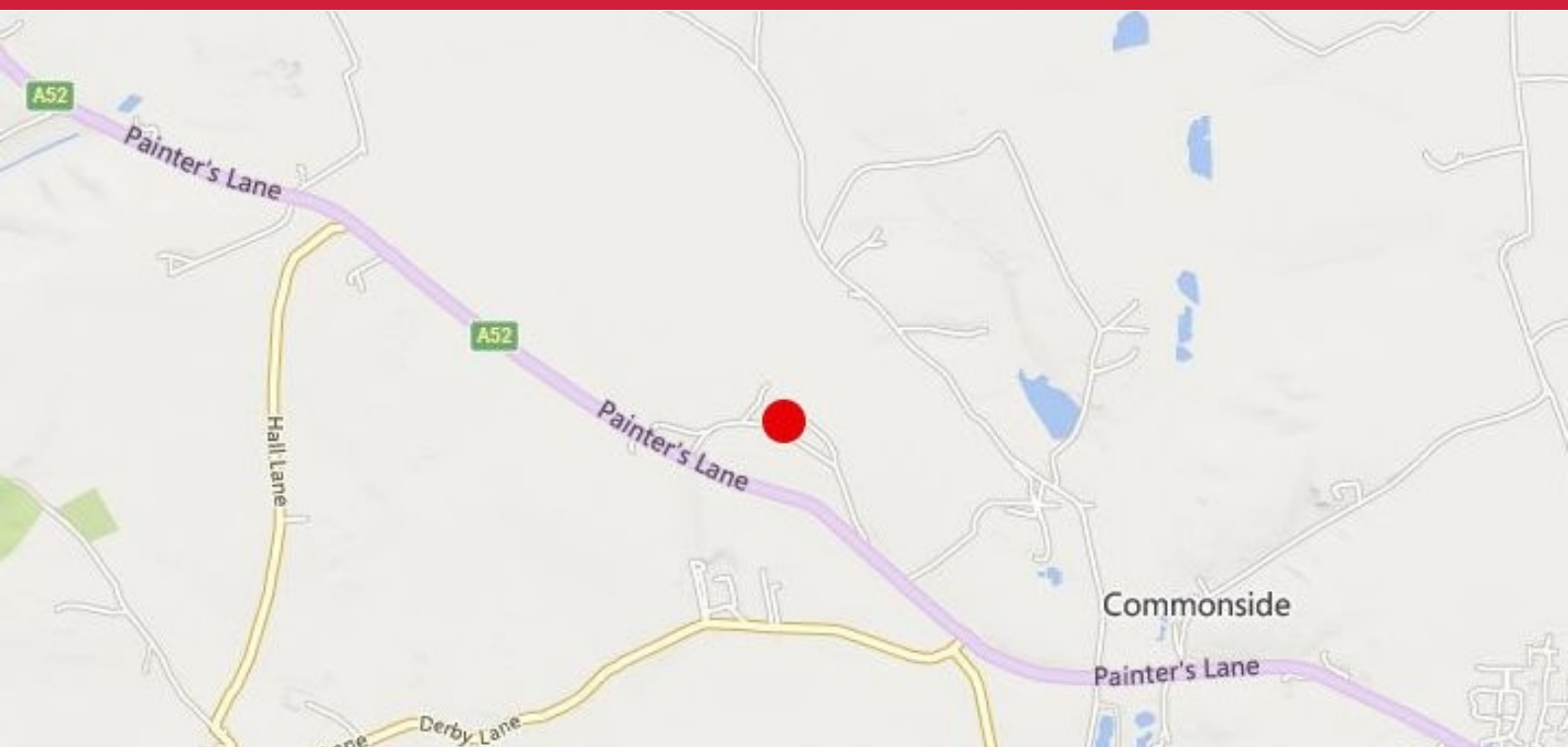
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Location

The subject property is located directly on the A52, situated within a short distance from Ashbourne, providing excellent road communications to Derby and further afield.

The available accommodation is a recently converted office, offering self-contained space with exclusive access to the Ednaston Park grounds and views over the open countryside.

This property provides a quiet, professional environment with scenic countryside views, blending historic charm and modern facilities. Offering a distinctive workspace with excellent transport links and nearby amenities, this accommodation provides an ideal base for businesses seeking a practical yet unique setting.

Description

The subject property comprises modern two-storey self-contained premises providing office accommodation across both floors.

The property includes an entrance hallway with male and disabled WC facilities located off, along with an open plan office/breakout room, a kitchenette area and a dedicated server room.

The first floor accommodation provides a large open plan office area again including a kitchenette/breakout area along with a glass partitioned meeting room providing privacy screening.

The accommodation has been fitted to a high quality modern

standard including carpet floor coverings, raised flooring incorporating electrical sockets and data points, painted plaster walls, suspended ceilings incorporating modern LED lighting, comfort cooling / heating systems and double glazed UPVC windows.

Externally, the property also benefits from onsite parking with 10 dedicated spaces included.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (sixth edition):

Ground Floor: 252 sq ft / 23 sq m

First Floor: 884 sq ft / 82 sq m

Total Net Internal Area: 1,136 sq ft / 105 sq m.

Planning

We understand that the property falls under use class E (Offices). All planning information should be confirmed with the local authority.

Services

We understand that all main services with the exception of gas are connected to the property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £7,400.

Service Charge

A service charge is in place to cover the communal areas of the site along with other site related services.

All details relating to the current service charges can be provided by the agent upon request.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available on a leasehold basis at £21,600 per annum exclusive.

Energy Performance

A(25)

VAT

VAT is applicable at the prevailing rate.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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