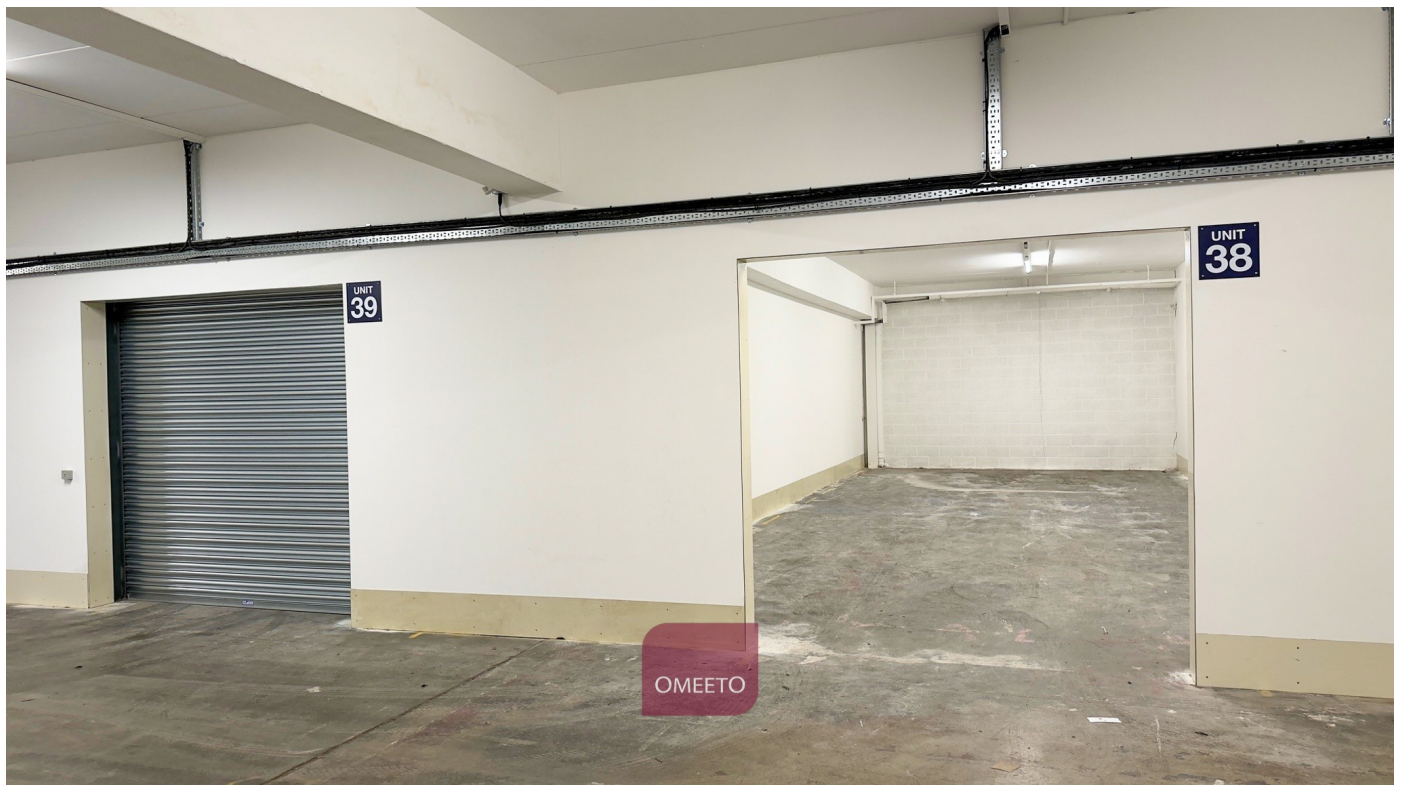


NEW UNITS, TO LET

UNIT 38, ASHER LANE

Pentrich, Ripley, DE5 3RE



KEY FEATURES

- Rent: £740.00 per month
- 889 Sq Ft (82.59 Sq M)
- Electrically operated roller shutter door
- Potential for 100% rates relief, subject to status
- 24 hour access
- Vehicular access
- Superbly positioned for access onto A38 & A610

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TO LET - NEW UNITS

LOCATION

Ripley is a busy market town located 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.

Asher Lane is 1 miles south of Ripley town centre. The estate is superbly positioned for commuter and distribution links. The A610/A38 junction is just 2.5 miles south and J28 M1 is just 5.5 miles east.

DESCRIPTION

Well appointed new unit. Easy in, easy out terms. Benefits from electrically operated roller shutter door (2.5 x 2.5m to be fitted), CCTV in all common areas, 24 hour access and vehicular access. The site has shared WCs.

Externally there is a shared hard surface yard for loading and forecourt parking.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	889	82.59

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). All parties should confirm the planning position with the relevant Local Authority.

SERVICES

It is understood all mains services excluding gas & water are connected to the property, including 3-Phase Electric on a sub meter which will be recharged to the tenant based on usage. Tenants are responsible for payment of any business rates (if applicable).

The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the repairs and upkeep of common and external areas, building insurance, CCTV for shared areas and accounting & managing agent costs.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Unit to let by way of a a standard estate licence for initial 12 month term and then rolling.

RENT

The premises is available to rent for £740.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT.

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

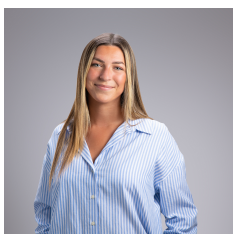
03-Feb-2026

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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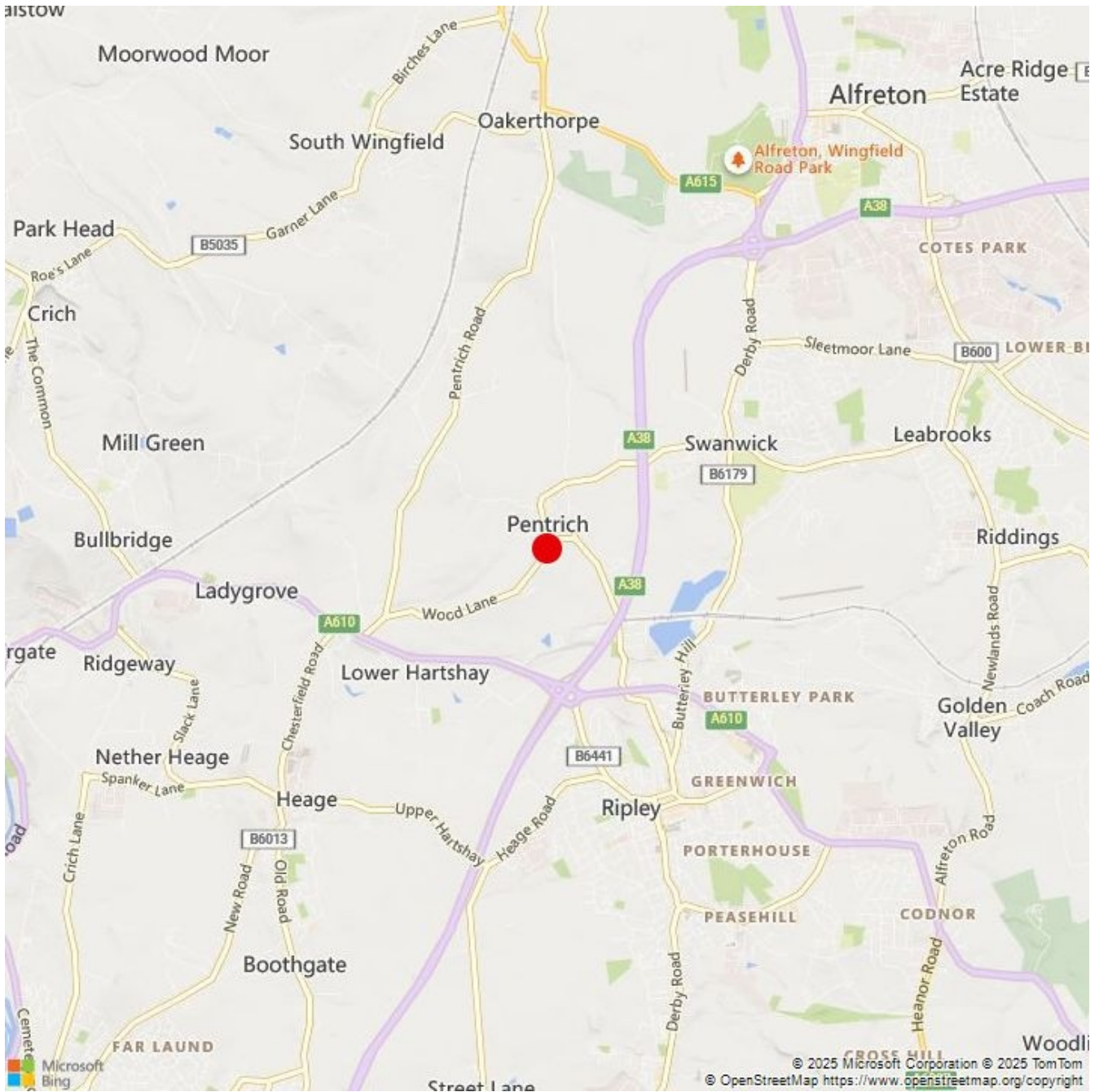
IMPORTANT NOTICE

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.

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