

**SMALL OFFICE, TO LET**

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## **OFFICE 7 ASHER WORKS, ASHER LANE**

Pentrich, Ripley, DE5 3RE



### **KEY FEATURES**

- Rent: £215.00 per month
- 110 Sq Ft (10.22 Sq M)
- First Floor office
- Fully refurbished
- Easy in, easy out Licence Agreement
- Excellent Parking
- Superbly positioned for access onto A38 & A610

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### **OMEETO DERBYSHIRE**

01332 840 328  
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### 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

Office with excellent onsite parking. Easy in, Easy out Licence Agreement. Fully refurbished to a high standard with carpeted floors, plaster painted walls, perimeter trunking (date & power), LED lights & suspended ceilings. Shared WC facilities and kitchenette on the ground floor. 200Mbps Wi-Fi included.

### ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>110</b>	<b>10.22</b>

### PLANNING

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

### TENURE

Office to let by way of an easy in, easy out licence. Minimum term of 1 year. The office suite offered on a "semi-inclusive" rental basis. Rent includes; water (in shared WC's & kitchen), 200Mbps Wi-Fi, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning of common areas. Electric is not included and will be re-charged for usage.

Telephones handsets are available from £25 pcm or tenants can arrange their own telephones.

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.

### RENT

The premises is available to rent for £215.00 per month.

### 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

B (46)

### 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

100062569

### PARTICULARS UPDATED

28-Oct-2025

### 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

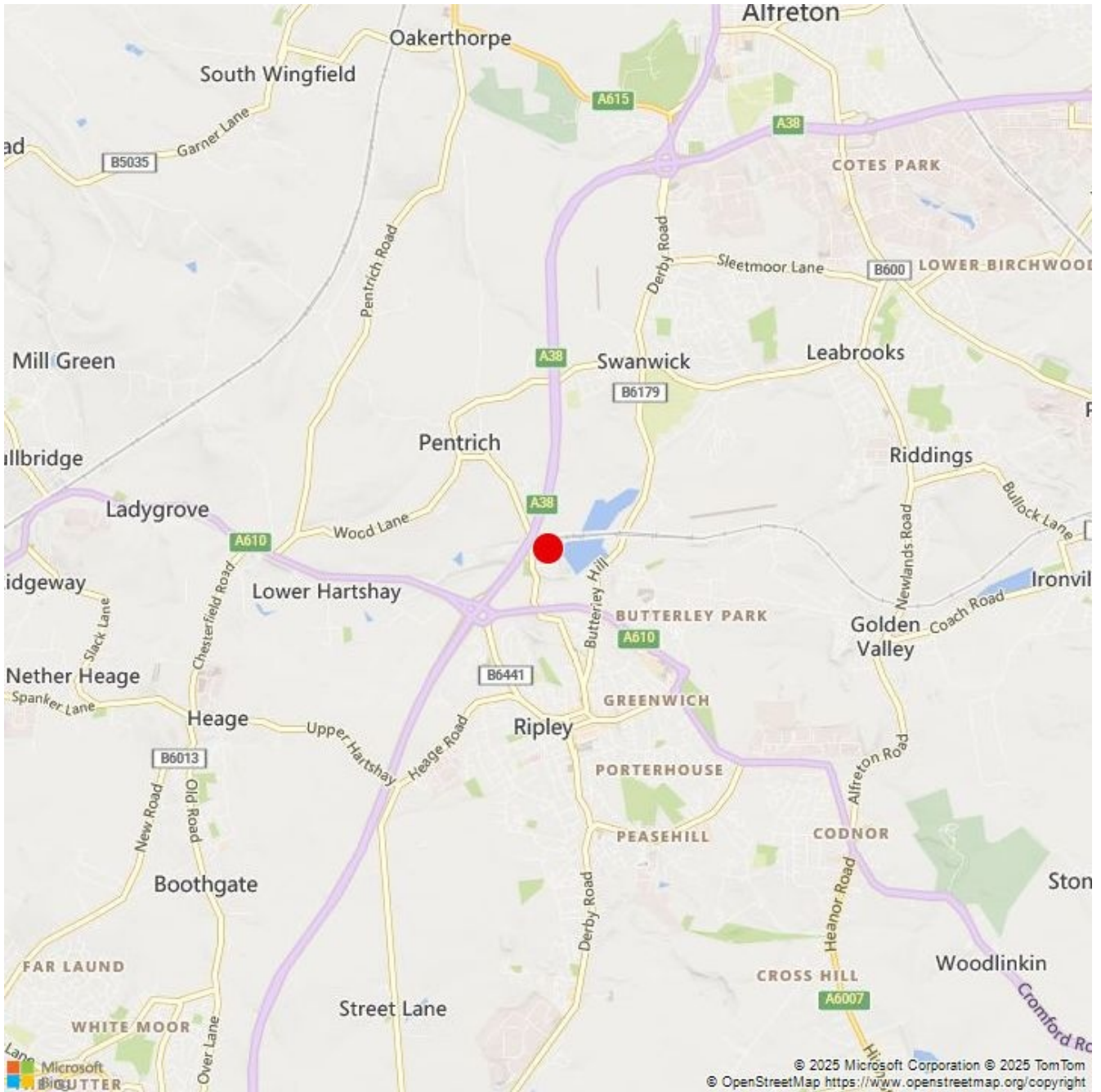
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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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