



The Hayloft, Ednaston Park, Painters Lane, Ednaston, Ashbourne, Derbyshire, DE6 3FA

OFFICE ACCOMMODATION

TO LET - Stunning newly converted two storey office barn conversion

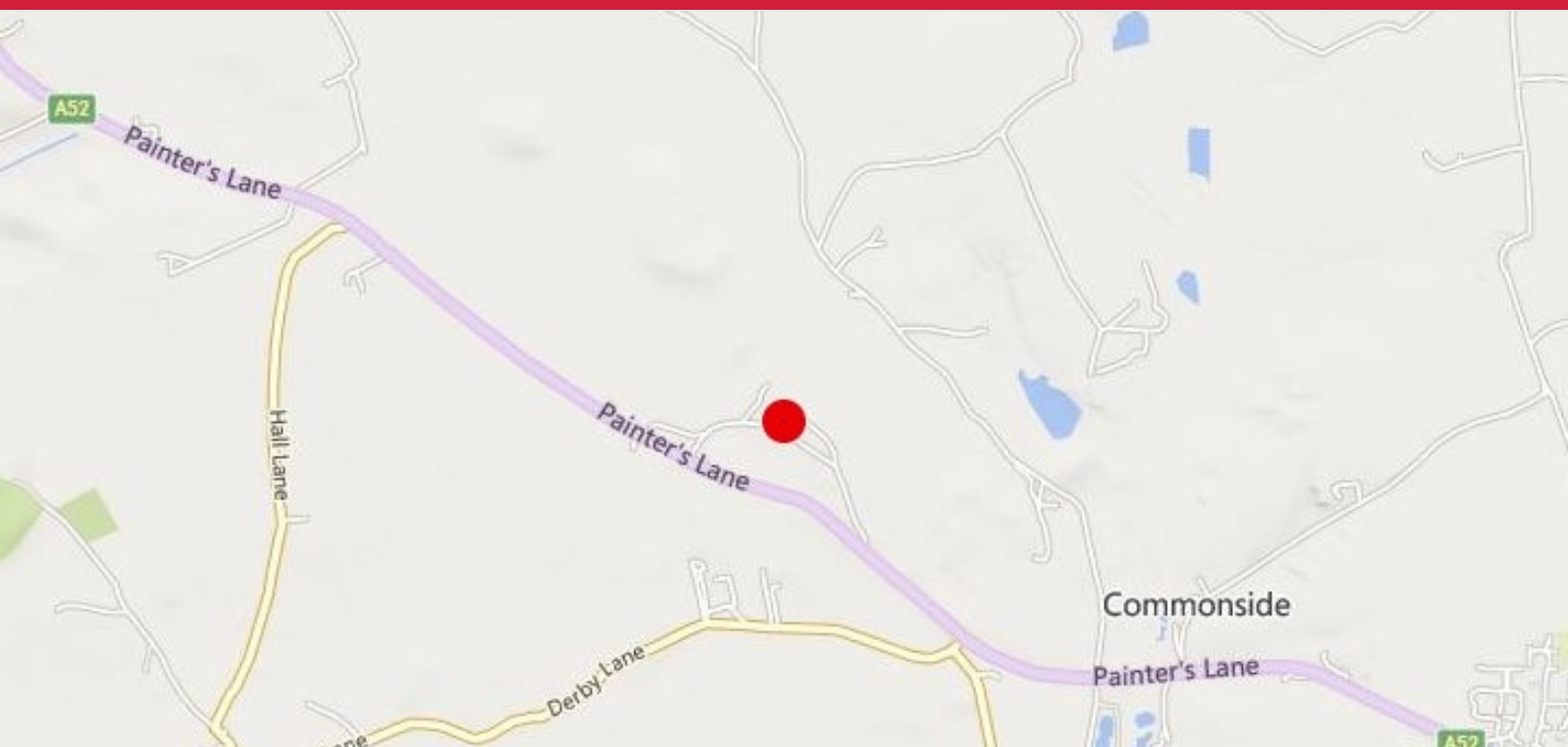
- Exceptional newly converted office building of 85m² / 915 sq ft
- Highly unique accommodation situated on the A52 in a beautiful landscaped location on the edge of Ashbourne and a short distance away from Derby.
- High quality finish throughout.



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Location

The subject property is situated directly on the A52 and is a short distance from Ashbourne and also provides excellent road communications to Derby and further afield.

The Hayloft forms part of a small recently converted development of three former barns and provides self contained office accommodation that is set adjacent to the Ednaston Park Business Centre and overlooks open countryside.

Description

The subject property comprises a stunning newly converted two storey semi detached barn providing office space across both floors.

The subject property includes an entrance hallway with a WC facility located off, along with a large open plan office and a fully fitted kitchen area with a further open plan office area to the first floor and breakout area / landing with WC facility located off.

The property has recently undergone a complete refurbishment and is therefore fitted to a high standard including carpet floor covering, data points, modern LED lighting, comfort cooling / heating systems, exposed brickwork in areas and high quality kitchen and sanitary ware.

Externally, the property benefits from five dedicated car parking spaces including one EV charging space.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor	520	48.31
First Floor	395	36.7
Total Net Internal Floor Area	936 Sq Ft	86.95 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 has not currently been assessed for business rate purposes.

Service Charge

A service charge is in place to cover the communal areas of the site.

The current annual service charge budget is £3,200 per annum.

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 £19,000 per annum exclusive.

Energy Performance

A(17)

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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