



131, The Triangle, Belper, Derbyshire, DE56 1AA

OFFICE ACCOMMODATION

To Let - Unique Premium Office Accommodation located within Belper.

- Premium characterful work space featuring exposed brick, timber beams and original features.
- Offering approximately 2,194 sq ft / 204m (NIA) of office accommodation.
- Located within the popular Belper Mills Unesco World Heritage Site.
- Available to rent at £36,000 PAX on FRI lease terms.



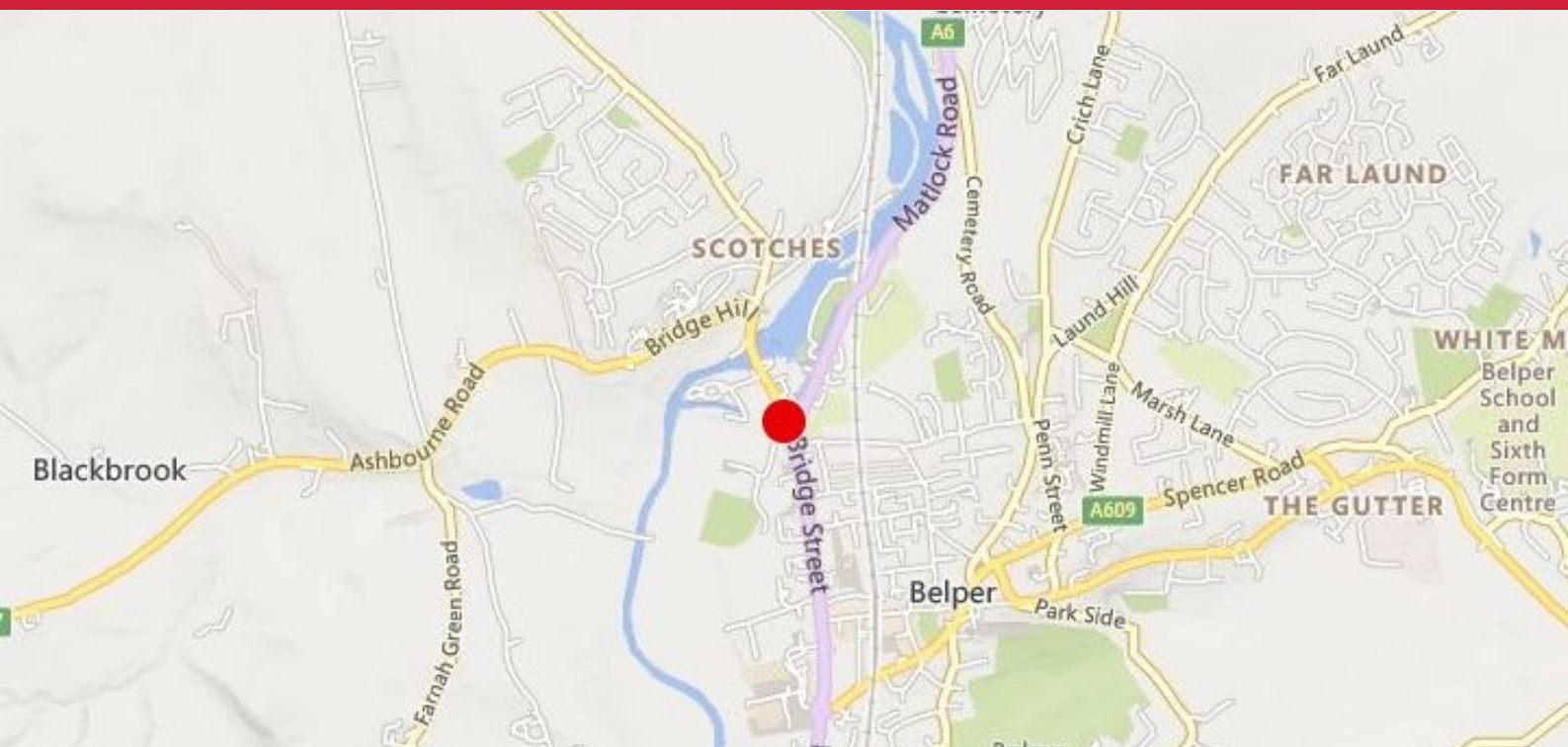
CONTACT

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Location

The subject property is exceptionally well located for an office occupier with it being positioned in one of Belper's most established amenity rich areas. As the property sits just a short walk from the towns main retail and service core providing immediate access to cafes, supermarkets, independent shops and everyday conveniences that support staff and client visits.

The setting is further enhanced by it's proximity to the historic Belper Mills and river Derwent, both forming part of the Derwent Valley Mills Unesco World Heritage Site and contributing to an attractive and distinctive working environment.

From a connectivity perspective the property benefits from excellent access to key arterial routes with the A6 located close by providing direct links to Derby, Matlock and the wider Peak District.

Description

The subject property is an attractive two storey detached office building offering a blend of modern work space and historical character features.

Internally the accommodation presents well, with wood effect flooring, painted plaster walls and ceilings, exposed timber and brickwork and double glazed windows, skylight's within the single storey element of the property, a mixture of decorative and spot lighting along with fluorescent floor lighting to the stairwell creating a contemporary yet characterful working environment.

The ground floor itself comprises of a spacious open plan office, directors office and a further two office rooms each benefiting from separate access to the property along with a well appointed kitchen/staff room and male and female WC's. The first floor

provides an additional open plan office area along with further office and meeting room space offering flexibility to a range of occupier requirements.

Externally, the property enjoys a self-contained tranquil garden area and carries historic significance with it being referenced in the Dooms Day Book. Security is further enhanced by a side gate entrance equipment with facial recognition software ensuring controlled and modern access management.

The property benefits from 12 dedicated car parking spaces located to the rear within a secure electrically gated complex.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measurement practice (6th edition).

Total Net Internal Area 2,194 sq. ft, 204 m

Planning

We understand that the property benefits from planning consent for use class E, however, may be suitable for alternative uses subject to the necessary planning consents. All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the subject property.

Business Rates

The subject property is listed on the valuation office website as having a rateable value of £13,750

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 a figure of £36,000 per annum exclusive.

Energy Performance

B (48).

VAT

It is our understanding that VAT is not applicable to the subject property.

All figures quoted are exclusive of VAT.

Legal Costs

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

Viewing

Strictly via appointments with sole agents BB&J Commercial.

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