



Athene House, Heage Road Industrial Estate, Ripley, Derbyshire, DE5 3GH

OFFICE BUILDING FOR SALE

Rare freehold opportunity located within the popular Heage Road Industrial Estate available with vacant possession.

- Offers for the freehold are invited at £140,000.
- Offering approximately 928 sq. ft. / 86 m of accommodation (NIA).
- Ideal for an owner occupier or investor.



CONTACT

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Location

Located on the established Heage Road Industrial Estate, the property occupies a strategic and prominent position at the entrance to the estate, whilst also being within just 1/2 a mile from Ripley Town Centre.

The property is well connected with it being situated within close proximity to the A38, A610 and M1 motorway (J28).

Description

The subject property comprises a detached self-contained two-storey office premises is of cavity brick construction beneath a pitched tiled roof.

In further detail, the ground floor comprises of an entrance foyer, reception room, office accommodation along with ancillary storage and WC facilities. In addition, the first floor provides additional office accommodation and further WC and kitchen facilities.

The property has been fitted to a good standard and comprises a mixture of vinyl / carpet floor coverings, painted plaster / wallpapered walls, suspended ceiling incorporating category 2 lighting and wooden framed double glazed windows throughout. The property also benefits from a fully serviced alarm and CCTV system.

Externally, the property benefits from parking for up to 6 vehicles located within the stoned forecourt fronting the property with the addition of a 18ft x 6ft storage shed to the rear.

Accommodation

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

Ground Floor - 581sq. ft. / 54m

First Floor - 347 sq. ft. / 32m

Total Net Internal Area - 928 sq. ft. / 86m

Planning

We understand that the property has the benefit of planning consent for use class E but it 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 property.

Business Rates

The property is currently listed on the valuation office website as having a rateable value of £7,300.

We understand that business rates relief may apply, however we strongly advise all interested parties make their own enquiries with the local billing authority.

Tenure

The property is available to purchase freehold and with vacant possession.

Price

Offers for the Freehold are invited at £140,000.

Energy Performance

C(60).

VAT

We have been informed by our client that the property is not registered for VAT.

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 by sole agents BB&J Commercial.

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