



SMC
Brownill
Vickers

To Let



High Quality Ground Floor Office Suite close to
Junction 28 of the M1 Motorway

£25,500 per annum plus VAT

Unit 7 - The Village, Maises Way, Alferton, DE55 2DS

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Grade A ground floor office suite
- Located within close proximity of A38, J28 M1, East Midlands Designer Outlet and access to Alferton and Mansfield
- Dedicated car parking spaces
- Available on a new lease



Description

The property (Unit 7) comprises a modern well specified ground floor office suite with self contained access within the Village development. The Village development provides an attractive office development location with 24 hour security on site and CCTV coverage. The office specification includes; aircon / heating system throughout, independent self contained access, raised flooring, LG7 lighting, good natural lighting, ample parking spaces, separate WC and kitchenette facilities.

Location

The Village development is located fronting the A38 and within convenient access to Junction 28 of the M1, which is approximately less than 0.25 miles away. Mansfield (6.3 miles away) can be accessed travelling in an eastbound direction via A38 leads. Alfreton town centre is approximately 3 miles away. Other major towns and cities (Chesterfield, Derby, Nottingham, Sheffield, etc) are within reasonable access via the M1 from this location.

The location is within close proximity to the East Midlands Designer Outlet Scheme (0.5 miles away) which offers a range of shopping and food options.

Accommodation

The accommodation comprises the following areas:

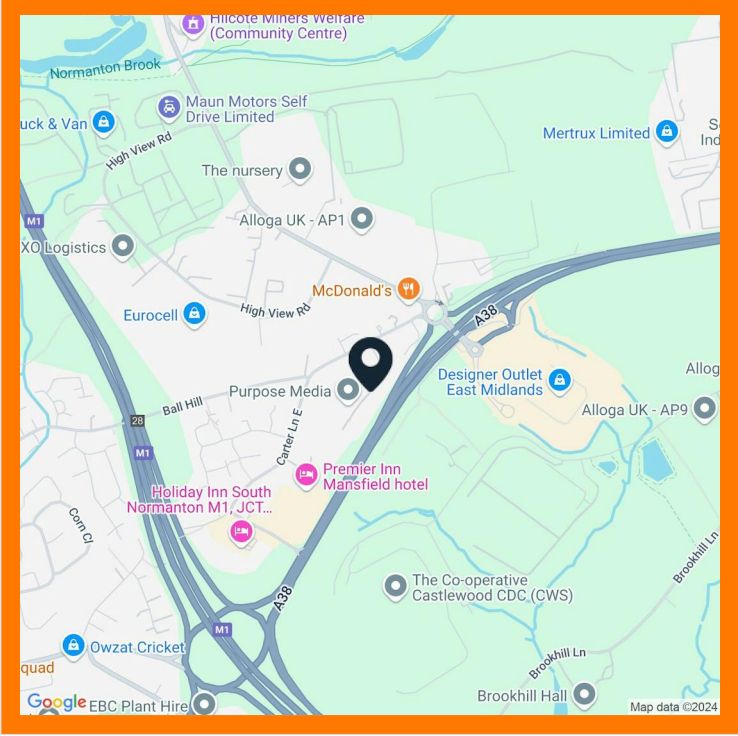
Name	sq ft	sq m
Ground - Office	2,007	186.46
Ground - Kitchenette	45	4.18
Total	2,052	190.64

Rateable Value

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 7, Maisies Way, South Normanton, Alfreton, Derbyshire, DE55 2DS
Description: Offices and premises
Rateable Value: £22,250

Interested parties are advised to make their own enquiries with the local rates office for verification purposes.



Commute / Travel

Mansfield town centre : 19 minutes (road)
Alfreton town centre: 7 minutes (road)
Sheffield: 41 minutes (road)
Junction 28 M1 Motorway : 2 minutes (road)
Derby: 17 minutes (road)
Chesterfield: 26 minutes (road)

Parking

Nine allocated spaces.

Connectivity

TBC

Lease Terms

The property is available on a new lease with the tenant responsible for repair, decoration, property insurance premium, service charge, rates and utility charges. Service charge for the current year is approximately £1,740.72 plus VAT.

Rent

£25,500 per annum. VAT is payable on the rent.

Business Rates

Rateable Value of £22,500

Energy Performance Certificate

C (75)

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

