



TO LET

**SUITES 3 & 4 ENTERPRISE GLADE,
BATH YARD, MOIRA, SWADLINCOTE,
DERBYSHIRE, DE12 6BP**

OFFICE

**3,072 - 6,167 SqFt
(285.39 - 572.91 SqM)**

KEY FEATURES

- ATTRACTIVE RURAL LOCATION
- AVAILABLE AS INDIVIDUAL SUITES OR CAN BE COMBINED AS A WHOLE
- WC AND KITCHEN FACILITIES
- RENTAL - £29,500 PER SUITE, PER ANNUM
- RENT FREE INCENTIVES AVAILABLE

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LOCATION

The subject property is situated in the village of Moira in a beautiful location with close proximity to Conkers. Conkers is a family friendly centre in the National Forest, with an abundance of outdoor walking trails and discovery areas.

Moira is 27 miles north of Birmingham, 16 miles south of Derby, with small towns in close proximity (The property is easily accessible, being 1.5 miles from the A444 which gives access to major motorway networks such as the M42.)

DESCRIPTION

The suites form part of a modern two-storey office building of brick construction under a pitched tiled roof.

Internally, the suites comprise the following:

- Open plan office
- Electric heaters
- Perimeter trunking
- Recessed LED lighting

The offices also benefit from communal WCs and a passenger lift.

Externally, there are 12 dedicated onsite car parking spaces per suite.

ACCOMMODATION

The suites are measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Area	Sq Ft	Sq M
Ground Floor - Suite 3	3,095	287.53
First Floor - Suite 4	3,072	285.39
Total	6,167	572.91

TENURE

The premises are available on a new lease for a term of years to be agreed, with tenants responsible only for internal repairs and decoration.

RENTAL

£29,500 per suite, per annum exclusive of VAT.

VAT

We have been advised that VAT is applicable on this transaction.

BUSINESS RATES

The current rateable value for each suite is:

Suite 3 - £35,750

Suite 4 - £33,750

ENERGY PERFORMANCE CERTIFICATE

B (46)

SERVICE CHARGE

There is a service charge payable for this property, which the ingoing tenant will be responsible for.

SERVICES

We understand the property is connected to mains electricity, water and drainage.

LEGAL COSTS

Each party to be responsible for their legal costs.





VIEWING

By appointment with Rushton Hickman Limited on 01283 517747 or our joint agent, Savills on 0115 934 8050.



CONTACT

Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com



CONTACT

Stephanie O'Leary
01283 528001
stephanie.oleary@rushtonhickman.com

REFERENCE C2080 - 02032023



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