

# TO LET

## Flexible Office Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Riverside Business Centre, Foundry Lane,  
Milford, Belper, Derbyshire DE56 0RN



## Rents from: £750 per calendar month

- Modern business centre premises providing high quality offices.
- Ample on-site parking available.
- Available May 2026.
- Easy-in, easy-out lease agreements available.
- Accessible location.
- Suites from 708sq.ft.



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## Location

Riverside Business Centre is a modern office development located in the rural village of Milford, close to Belper and Duffield on the A6.

The business centre is located on Foundry Lane, just off the A6, which in turn links to Duffield in the South and Belper to the North.

## Description

The business centre comprises a detached office block set over three floors, each of which is serviced by a passenger lift.

The building has been designed to provide self contained office accommodation which is a mixture of open plan and cellular offices with dedicated tea making facilities and shared WC facilities.

The suites are finished to a very high standard and broadly comprise painted plastered walls, carpet floor tiles, suspended ceilings inclusive of inset LED lighting and heating/cooling units.

Externally, there is ample parking provisions available on a pro-rata basis within the secure car park.

## Accommodation

The first and second floor suites range in size from 65.77m<sup>2</sup> / 708sq.ft.

Please refer to the availability schedule for further information.

## Services

It is understood that mains electricity, water and drainage are connected to the property.

## Planning

The suites are primarily used as offices which fall under the new E Use Class (Commercial, Business and Service).

Interested parties are advised to confirm the planning status with the Local Authority.

## Service Charge

A service charge is payable in respect of the maintenance and upkeep to the external elevations and common parts of the estate.

## Leasehold Terms

The premises are available immediately by way of a new easy-in, easy-out lease agreement for a minimum 12 month period.

Tenants will be responsible for the internal maintenance and periodic decoration of the area which is demised to them.

## Rent & Business Rates

Rents starting from £9,000 per annum exclusive.

Please refer to the availability schedule for further information with regards to quoting rents and Rateable Values where applicable.



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# RIVERSIDE BUSINESS CENTRE

SUITE	M <sup>2</sup>	SQ.FT	RENT (PAX)	RATEABLE VALUE	AVAILABILITY
3 GF	65.77m <sup>2</sup>	708sq.ft.	£9,000	£5,600	May 2026



**SALLOWAY**



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## VAT

VAT is applicable on the transaction at the prevailing rate.

## Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

## Energy Performance Certificate

The office suites benefit from an EPC Rating A.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee/Purchaser.

## Further Information and Viewing

To discuss this opportunity further or to arrange a viewing please contact joint agents:-

### Salloway:

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