



The Bobbin Suite, Second Floor The Long Mill Darley Abbey Mills, Darley Abbey, Derby, DE22 1DZ

# OFFICE ACCOMMODATION

**TO LET - Second floor office accommodation located within a World Heritage setting.**

- Characterful workspace featuring exposed brick, timber beams and original mill details.
- Located within the popular Darley Abbey Mills world heritage development.
- Offering approximately 1,249 sq ft / 116 sq m of accommodation (NIA).
- Available to rent at £18,500 per annum exclusive on FRI lease terms.



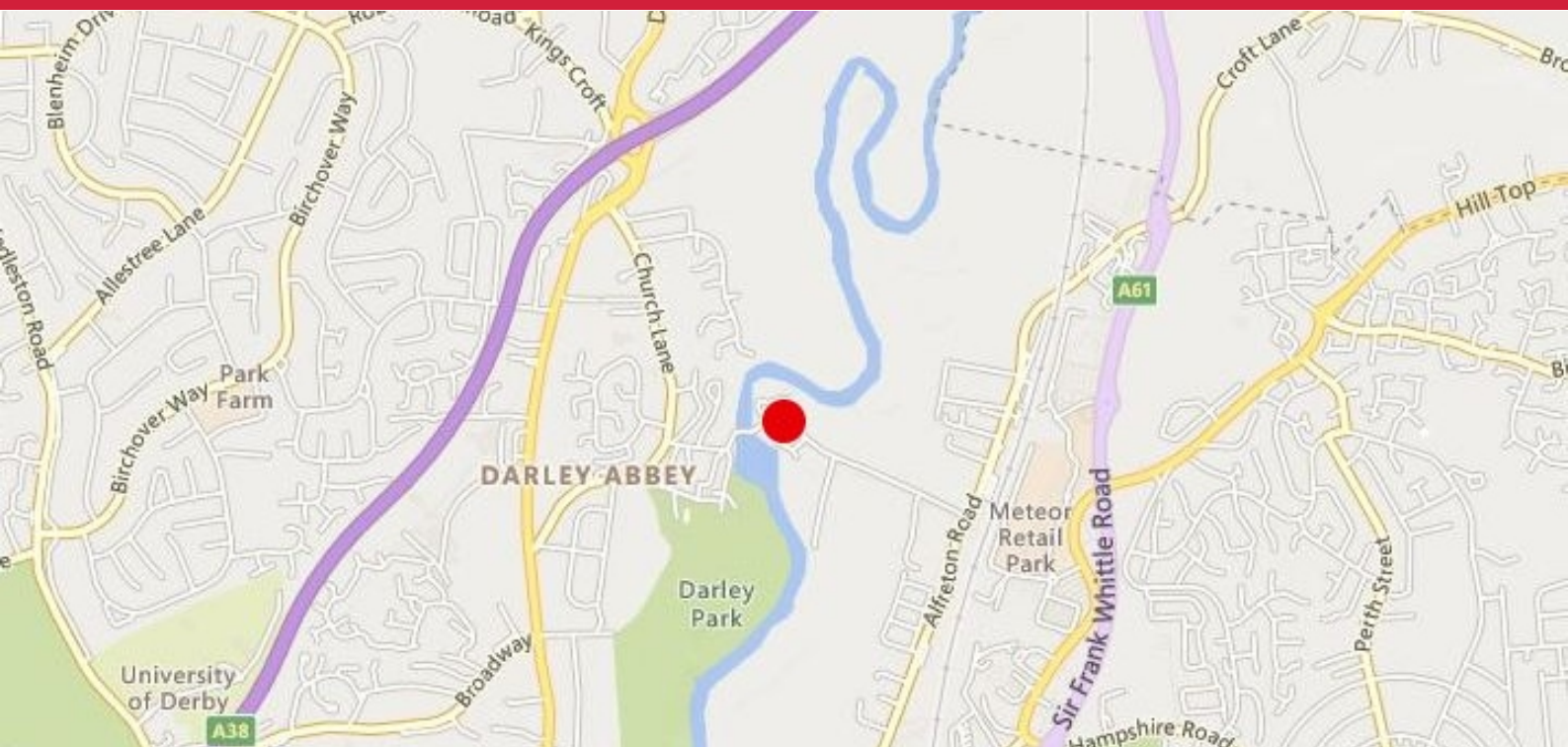
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## Location

Darley Abbey is a popular suburb situated approximately 2 miles north of Derby city centre, with frontage onto the A6 and excellent access to the wider regional road network including the A38, A50 and M1.

At its heart lies the Darley Abbey Mills complex, part of the Derwent Valley Mills World Heritage Site, positioned on the banks of the River Derwent.

The Mills have been sympathetically restored and now provide a vibrant mix of high-quality office, studio and business accommodation, together with leisure, hospitality and creative occupiers, all in a distinctive riverside setting.

Vehicular access is via Haslams Lane with pedestrian and cycle access via the newly installed Walter's Walkway in 2024, ensuring continued connectivity across the river following the closure of the former toll bridge.

The Long Mill is one of the principal mill buildings and occupies a central and commanding position on site, fronting the main access road and overlooking the River Derwent.

## Description

The Bobbin Suite is located on the second floor of The Long Mill within the popular Darley Abbey Mills complex within a World Heritage location.

The property has previously undergone a complete refurbishment to enhance the building in order to make it suitable for modern requirements whilst also retaining many highly individual features. The accommodation comprises predominantly open plan office

space along with a glazed managers / meeting room. The space is fitted out to a high standard throughout with data points, modern fluorescent lighting, gas fired central heating and many original and unique features. In addition, the accommodation benefits from male and female WC facilities and a kitchen area.

In addition, there is a dedicated lease line for the Darley Abbey Mills complex which provides super fast internet at an additional cost. Furthermore, four onsite car parking spaces are also included. with the complex.

## Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Total Net Internal Area: 1,249 sq ft / 116 sq m.

## Planning

We understand the subject property has the benefit of planning consent for use class E which was formerly B1 (business).

All planning information should be confirmed with the local authority.

## Services

It is our understanding that all main services are connected to the property.

## Business Rates

The subject property is not currently listed on the valuation office website (VOA).

## Service Charge

There is a service charge payable which covers the communal areas of the Darley Abbey Mills site and is recharged on a £ per sq ft basis.

## 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 £18,500 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

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 with sole agent BB&J Commercial.

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