

OFFICE, TO LET

5D UNICORN HOUSE, WELLINGTON STREET

Ripley, DE5 3EH



KEY FEATURES

- Rent: £1,200 per month
- 584 Sq Ft (54.25 Sq M)
- Town Centre Office
- Bills Included
- Easy in, Easy out agreement
- Allocated on-site car parking
- Suitable for a variety of professional uses, STP
- May qualify for 100% rates relief, subject to status

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TO LET - OFFICE

LOCATION

Ripley is a busy market town in the Amber Valley district of Derbyshire, approximately 3.5 miles north-east of Belper and 10 miles north of Derby.

The office is located in Ripley town centre, within easy walking distance of shops, cafés and other amenities, together with local bus services. The location also provides excellent road connections, with the A610 approximately 1 mile to the east, the A38 around 2 miles to the west and Junction 28 of the M1 approximately 4 miles to the north.

This central location provides convenient access for staff and visitors travelling from Ripley, Derby, Nottingham and the wider Amber Valley area.

DESCRIPTION

Town centre office with bills included, easy in, easy out terms and two allocated on-site parking spaces. Direct access from the car park, with well-presented office accommodation, separate store room and shared kitchen and WC facilities.

The ground floor office is finished with carpeted floors, suspended ceilings and LED lighting, and is suitable for a range of professional uses, subject to planning.

Ample pay and display parking is also available close by.

Images have been edited to show how the premises will be available.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	584	54.25

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: water, gas, electric, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable) and £150pa building insurance contribution is payable in addition to the monthly rent.

RENT

The premises is available to rent for £1,200 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

E (115)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo consists of a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

08-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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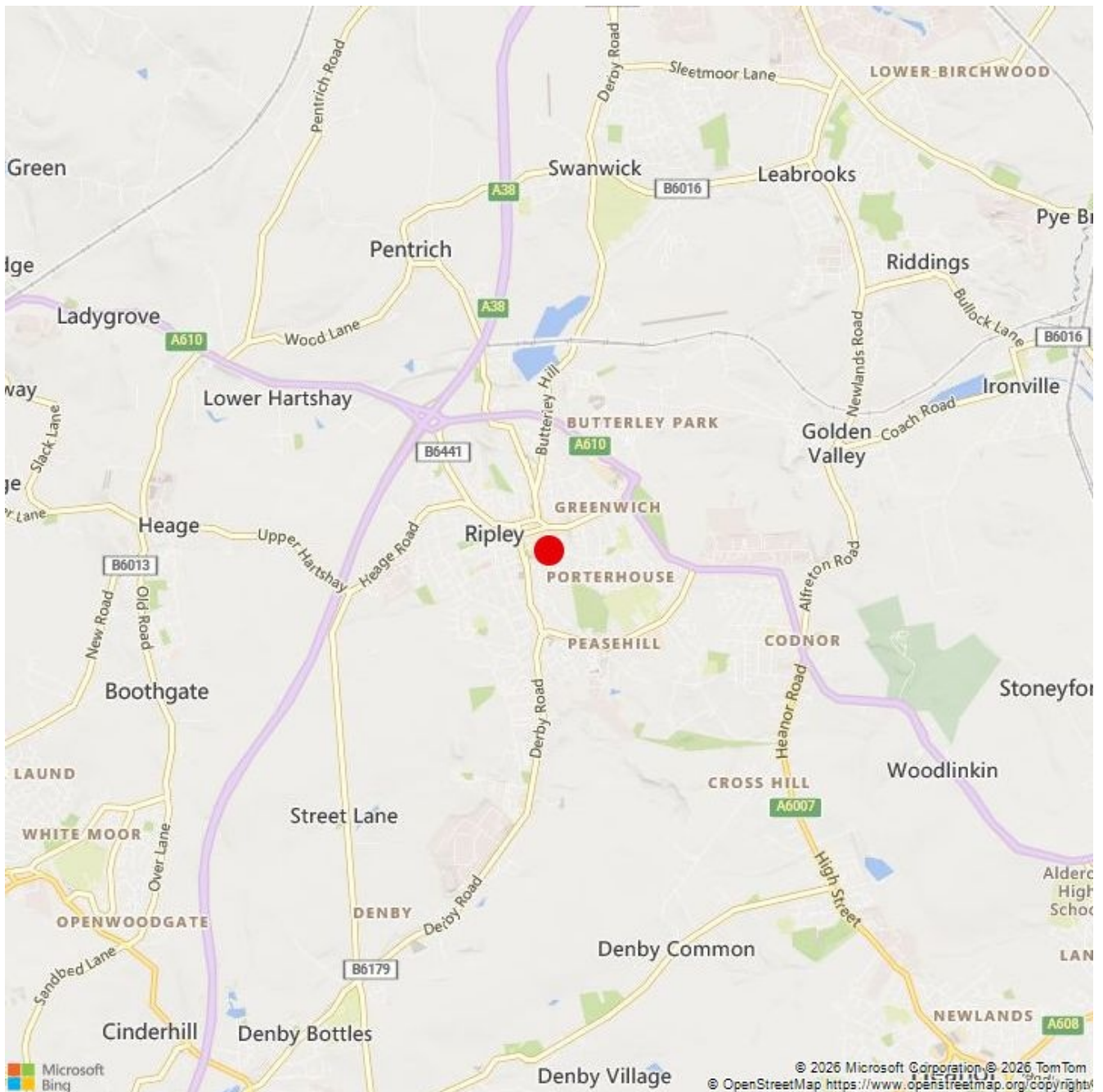
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word "OMEETO" in white capital letters on a dark red background.

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