

OFFICE SUITE, TO LET

FIRST FLOOR MERLIN COURT, RIPLEY ROAD

Ambergate, Belper, DE56 2EP



KEY FEATURES

- Rent: £26,000 per annum
- 2,215 Sq Ft (205.77 Sq M)
- Superbly presented self contained office
- Mainly open plan with meeting room
- Benefits from lift, Air con, Fresh air system
- On fenced and gated estate
- Situated opposite Ambergate Train Station
- On the A610

OMEETO DERBYSHIRE

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LOCATION

Ambergate is a village in the Amber Valley district of Derbyshire. It is situated approximately 4.2 miles west of Ripley, 7.7 miles south of Matlock and 13.4 miles north of Duffield.

The property is situated opposite Ambergate Train Station on the A610, close to the A6 junction. The A6 is a main arterial commuter and tourist route which connects with Belper to the south and Matlock to the north. The A610 this give fast, direct access to the A38 3 miles east.

DESCRIPTION

Modern self-contained first floor office with parking. Opposite Ambergate train station. Was built as open plan, now fitted with a meeting room, small laboratory, kitchen and WCs. Excellently presented with a rural outlook. Benefits from lift access, air conditioning, mechanical ventilation and dado trunking.

Externally there is parking for 5 cars with potential to double park.

ACCOMMODATION

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

| FLOOR | Sq Ft | Sq M |
|--------------|--------------|---------------|
| TOTAL | 2,215 | 205.77 |

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. Incoming tenants are to arrange their own broadband/telephone and are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as offices and premises on VOA.gov.uk.

Rateable Value: £19,000

Rates Payable: £9,481

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £500 per quarter.

TENURE

Office to let by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £26,000 per annum.

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

A (22)

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our joint agents Salloway. The agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

31-Oct-2025

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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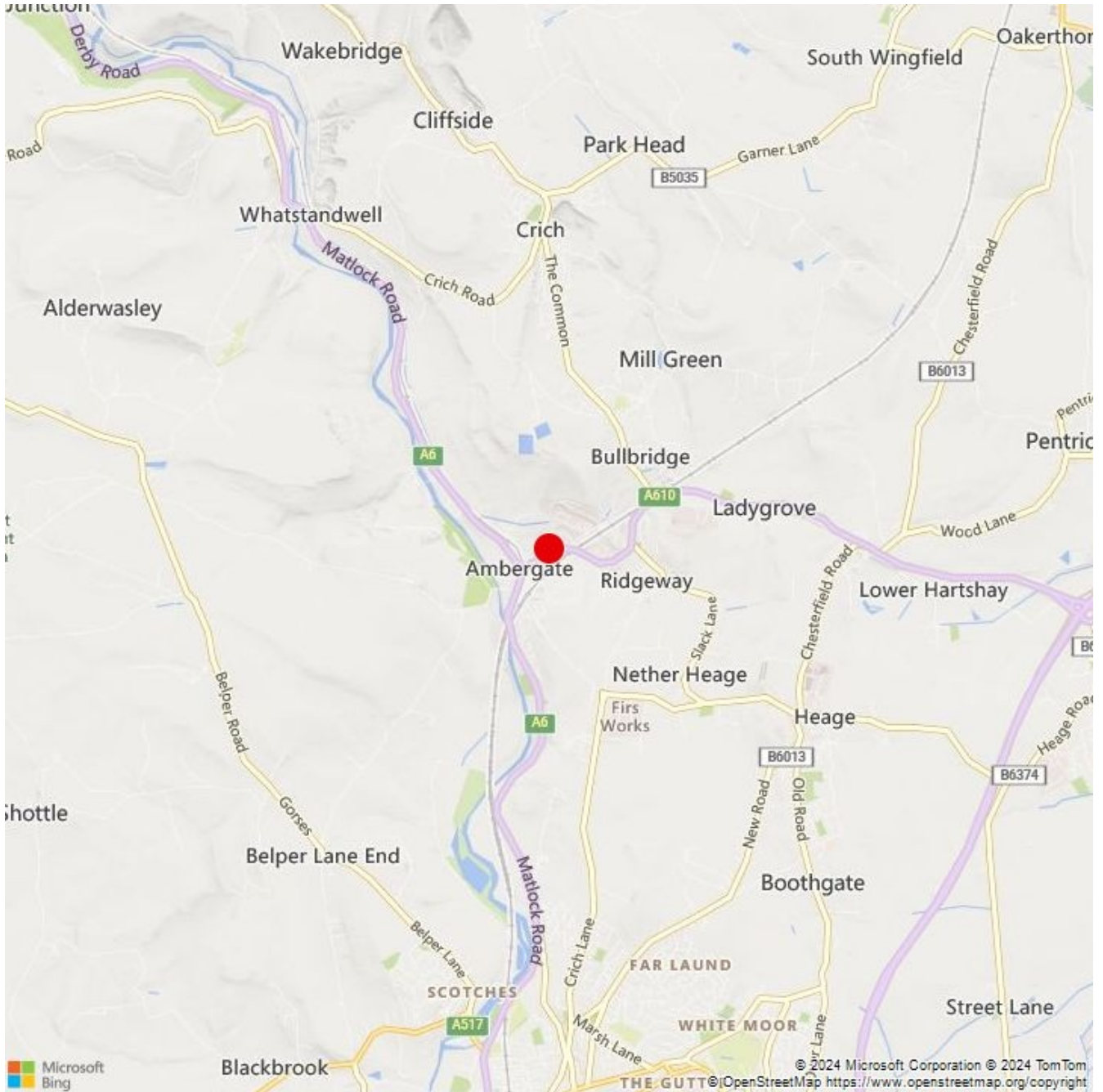
IMPORTANT NOTICE

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 purple background.

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