



GRANT'S
OF DERBYSHIRE

Greenhill, Wirksworth DE4 4EN
£660 Per Calendar Month

This stunning first-floor suite, with additional mezzanine floor, located in the historic building Hopkinson's House, is now available to let. The property can be found very close to the centre of the popular market town of Wirksworth. The office has a wealth of character and original features and is available immediately. The lease includes use of shared WC and kitchen facilities. The suite has recently undergone a programme of renovations including the installation of soundproofed flooring and ceiling insulation. The entire suite totals 797 square feet (net internal area) and would be most suitable for those with administration or non-industrial professions. The suite will be let by way of a simple licence for an initial minimum period of three months after which, it will revert to calendar monthly – so very flexible. Please contact us to arrange a viewing.

Location

Wirksworth is a charming market town with a thriving high street offering a wide variety of shops, restaurants, pubs, cafes, and an independent cinema. It boasts a vibrant arts and social scene, highlighted by the renowned Arts Festival every September. Medical facilities and reputable schools are also nearby. Excellent transport / road links to urban centres are available, including regular bus services and trains from Cromford linking up with the national rail network.

Main Office 37'11" x 22'10" (overall) (11.57 x 6.96 (overall))

An exceptional space that would lend itself to a variety of uses. With exposed timber and stone work and with mullioned windows to the front and rear aspect. The floor is fitted with soundproof flooring and brand new carpet. Heating is provided by electric wall heaters. Size = 680 sq ft (net internal area). A wooden staircase rises to reach the

Mezzanine 18'0" x 16'1" (overall) (5.50 x 4.91 (overall))

Another really good space in addition to the main office. With a skylight to the ceiling and

mullioned window to the rear aspect. There is an electric wall heater. Size = 117 sq ft (net internal area).

Additional Facilities

Tenants have use of a communal lobby space, ideal for smaller meetings, as well as two communal WCs and Kitchenettes.

Service Charge

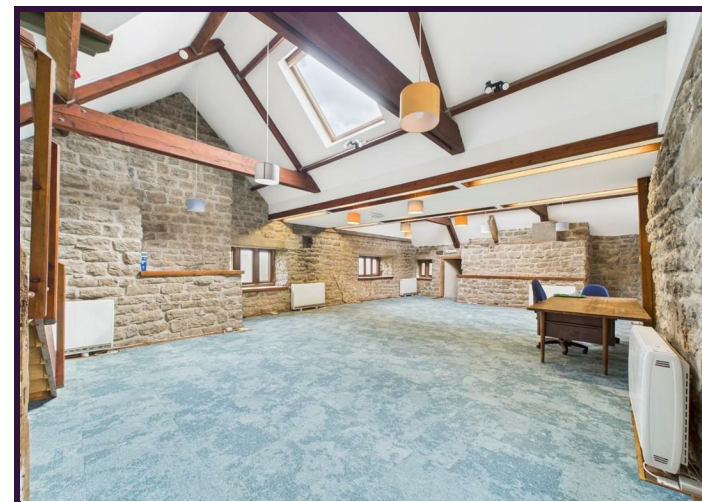
Service charge to cover the cost of maintaining common areas, repair, annual insurance and management is £120 per calendar month.

Business Rates & Energy Supply

The tenant will be responsible for paying their own business rates but should qualify for Small Business Rates Relief. The Rateable Value of the office is £8000. The suite is separately metered and therefore, the incoming tenant would take over responsibility for the supply.

Directional Notes

From our office at The Market Place turn left and walk along the front of the shops until you reach the narrow cobbled road leading onto The Dale and Greenhill. Hopkinson House is located just a short distance on the right.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

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