

**MATHER
JAMIE**
01509 233433

**Canal Farm Office
Stenson Road
Stenson, Derbyshire
DE73 7HL**

TO LET
£8,000 per annum



High Quality Modern Barn Conversion

38 sq m (410 sq ft)

Canal Farm Office, Stenson Road, Stenson, Derbyshire, DE73 7HL

LOCATION

Superb rural location in the village of Stenson, south west of Derby on Stenson Road with good road links to the A50 and A38 and approximately 10 miles from junction 24 of the M1 Motorway.



DESCRIPTION

A well-presented rural office unit located 5 miles south of Derby city centre.

The property is a former stable building which has been renovated to provide modern office accommodation of the highest quality.

The office benefits from hot/cold air-conditioning, double glazed windows and Velux roof lights. There are electric wall heaters in the separate kitchen and WC.

The offices are set in an attractive rural setting with ample on-site parking for both staff and visitors.

ACCOMMODATION

38m² (410 ft²)

INTERNET

Full Fire broadband is available in the area.

RENT

£8,000 (eight thousand pounds) per annum exclusive.

VAT

VAT is not applicable to the rent.

TENURE

The property is available by way of a new lease on terms to be agreed.

BUSINESS RATES

Local Authority: South Derbyshire District Council

Period: 2024/2025

Rateable Value: £5,200

LEGAL COSTS

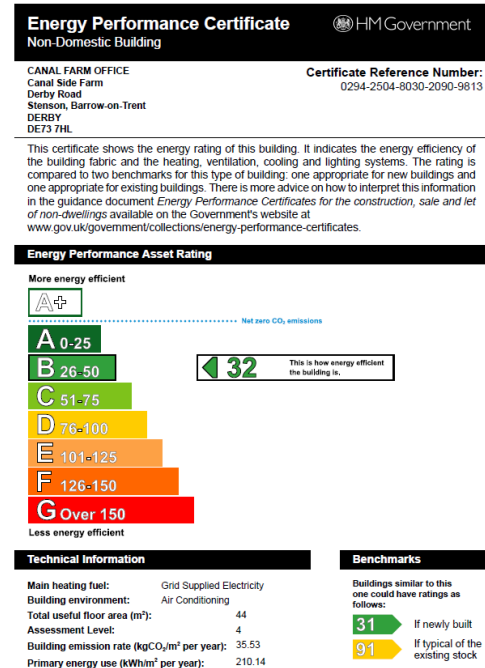
Each party will be responsible for their own legal costs incurred in the transaction.

PLANNING

Use as offices as permitted by Use Classes B (a) or (b) of the Town and Country Planning (Use Classes) Order 1987 (as amended)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of **B32**.



Canal Farm Office, Stenson Road, Stenson, Derbyshire, DE73 7HL



Canal Farm Office, Stenson Road, Stenson, Derbyshire, DE73 7HL



CONTACT:

Joanne Brown

Joanne.brown@matherjamie.co.uk

07376 957719



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF**

Website: www.matherjamie.co.uk

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations