

**To Let**
**£30,000 per annum (whole building)**


### Contemporary suite of offices and workshop space

The Carpenters Shop, Lumsdale Road, Matlock, Derbyshire DE4 5EW

A superb suite of quality office and workshop accommodation, offered as a whole or with potential to sub-divide, well suited as a business HQ, therapy centre or professional practice.

The versatile space extends to around 3,000 sq ft in total set across two floors and to either side of a central glazed lobby and landing. The modern stone building stands within a delightful conservation area setting on the outskirts of the town, readily accessed from Matlock's major trunk roads and with the benefit of staff and visitor parking.

Good road communications lead in and around the town, to the neighbouring townships of Chesterfield, Bakewell and Alfreton, plus further afield via the A38 and M1 corridor.

- Impressive modern stone building and surroundings
- Smart reception areas
- Light and contemporary space
- Approx. 3,000 sq ft
- Offered as a whole or sub-divided
- On site and visitor parking
- Close to Matlock's town facilities
- Convenient for A38 / M1 corridor
- Repairing and insuring terms
- Terms to be agreed

## Floor Plan



## Accommodation

Unit A:

Not available

Unit B: Gross Internal Area – 147.94 sq m (approx.)

Ground Floor

Office suite – 9.53m x 5.9m (31' 2" x 19' 5") plus 12.65m x 7.25m (41' 5" x 23' 10"), partitioned to provide three offices, staff / rest / training room, kitchen area, private WC, use of communal facilities and car park

Unit C: Gross Internal Area – 52.07 sq m (approx.)

First Floor

Studio office – 8.2m x 6.35m (26' 11" x 20' 10") within this modern suite of quality stone buildings to include a reception area, kitchenette, private WC and open plan studio office.

Unit D: Gross Internal Area – 57.82 sq m (approx.)

First Floor

Office suite – 9.8m x 5.9m (32' 1" x 19' 5") a contemporary open plan office suite with kitchenette and private WC, communal access from a smart landing and courtyard parking.

## Business Rates

The Valuation Office lists the building as follows:

Unit A: not available

Unit B: Ground Floor - Offices and Premises with a Rateable Value of £3,212.00, effective 1<sup>st</sup> April 2017

Unit C: First Floor – Office with a Rateable Value of £7,320.00, effective 1<sup>st</sup> April 2017

Unit D: First Floor – Offices and Premises with a Rateable Value of £3,065.00, effective 1<sup>st</sup> April 2017

## Energy Performance Certificate (EPC)

An EPC is available upon request.

## Lease Terms & Asking Rent

The property is offered under a new lease, terms to be agreed.

Minimum five years, repairing and insuring basis.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Unit A: not available                      Unit B: £12,000 per annum  
Unit C: £10,000 per annum              Unit D: £8,000 per annum

**Note:** VAT is payable on the rent

### **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

### **Legal Costs**

Each party is to bear their own costs.

### **VAT**

VAT payable on the rent at the standard rate.

### **Directions**

From Matlock Crown Square, take Causeway Lane to Matlock Green, continuing onto The Cliff before turning left into Lumsdale Road. Proceed for around 300m and The Carpenters Shop is found on the left hand side, amongst a small group of attractive modern stone buildings.

### **Viewing and Further Information**

All enquiries to:

**fidlertaylor**

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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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