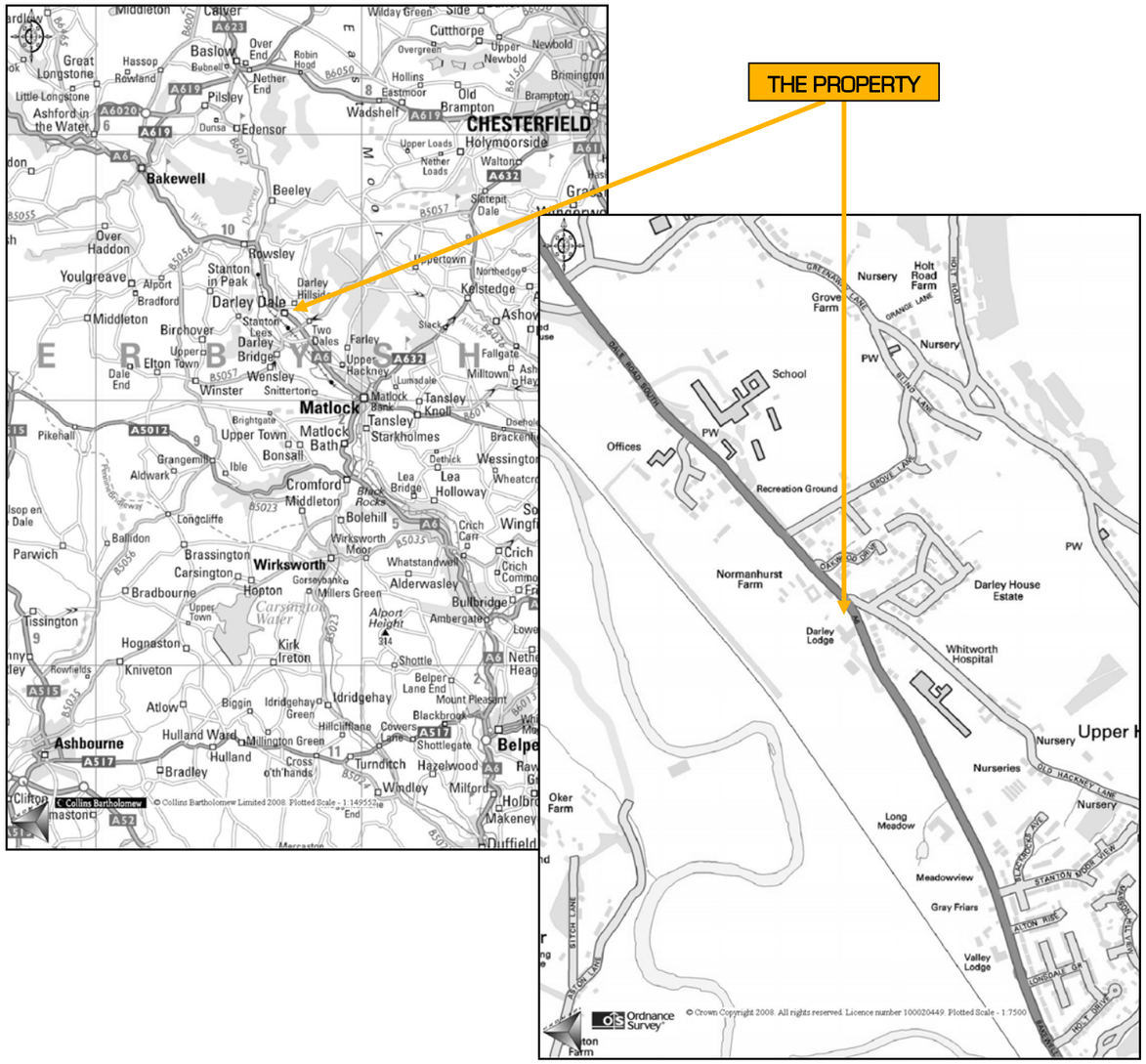
DARLEY LODGE
DALE ROAD SOUTH
DARLEY DALE
DERBYSHIRE
DE4 3PB



NOT TO SCALE OUR REF: JS/ELW DATE: 12/03/2008

FOR SALE

DARLEY LODGE
DALE ROAD SOUTH
DARLEY DALE
DERBYSHIRE
DE4 3PB

PERIOD OFFICES WITH ANCILLARY STORE/WORKSHOP WITHIN IDYLLIC RURAL SETTING EXTENDING TO 825M² (8,880FT²).

- High quality offices suitable for a variety of uses
- Extensive car parking facilities
- Attractive rural setting

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LOCATION

Darley Lodge is situated to the southern side of Dale Road South (A6), close to its junction with Old Hackney Lane in the North Derbyshire village of Darley Dale.

Darley Dale is situated approximately two miles to the north of Matlock and to the eastern fringe of the Peak District national park. Darley Dale affords excellent access to the surrounding urban areas of Chesterfield, Sheffield Buxton and Derby and in turn access to the main road network.

THE PROPERTY

The property comprises an attractive two storey period office building of stone construction under a pitched, slate roof with attractive glazed atrium leading to a two storey annex. The office are well appointed and benefit from:-

- Air conditioning to part
- Gas fired central heating
- Suspended ceiling with integrated Category II lighting to part
- Carpeting throughout
- WC facilities to ground and first floor
- Perimeter trunking
- Security shutters

Attached to the rear of the main building is a modern portal frame store/workshop premises with a profile clad roof and external render finish benefiting from:-

- Extensive mezzanine
- 4.2m eaves
- 10% Translucent roof lights
- Gas fired central heating
- Electronic concertina access door

PLANNING

We understand that the premises currently benefit from B1 planning consent but are awaiting confirmation from the local authority. We are of the opinion the property would be suitable for a variety of alternative uses and recommend interested parties make their own enquiries of the Local Planning Authority.

(This information is given for guidance purpose only and perspective tenants are advised to verify this information with Derbyshire Dales Planning Department on 01629 761358).

ACCOMMODATION

From measurements taken on site the following floor areas apply:-

	M²	FT²
Darley Lodge	351	3,774
Annex	82	882
Workshop (including mezzanine)	392	4,219
Total	**825**	**8,880**

(This information is given for information purposes only and prospective tenants are advised to undertake their own measurements of the accommodation prior to contract).

BUSINESS RATES

The property will due for reassessment for business rates purposes upon the completion of the transaction. Guide figures are available upon request from the agents.

(This information is given for guidance purposes only and perspective tenants are advised to verify this information with Derbyshire Dales Business Rates Department on 01629 761222)

PRICE

The freehold interest is available to purchase at a price of

£750,000
[Seven Hundred and Fifty Thousand Pounds]

VAT

Value added tax will be applicable at the standard rate upon the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs for this transaction.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Fisher Hargreaves Proctor
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