ALL INCLUSIVE
OFFICES TO LET

Corner House, 2 Albert Road, Ripley, Derby, DE5 3FZ

Ground floor kitchen   Main front door

Location	Corner House is in a great location just ½ mile from the A38 and 5 miles from junction 28 of the M1
Description	Formerly two residential dwelling's, which have been converted to a very high standard now providing individual private offices, which are carpeted, painted and fitted with CAT II lighting and vertical blinds

The above monthly rents **include:-**

- 24 hour access
- WI-FI connection
- Business and water rates
- Heat, light and all electricity
- CCTV covering the property
- Building insurance and maintenance
- Kitchen and toilet facilities on each floor
- On-site car parking – *with no restrictions on street parking*
- **Refuse collection & cleaning of common areas –** *incl all toiletries, soap, washing-up liquid etc*
- A large **industrial shredder** to use at anytime located on the ground floor
- Intercom entry system - *controlling access through the main front door*
- Fire protection and monitored intruder alarm - ***incl*** *fire extinguishers and smoke detectors*

BUSINESS RATES

Are **included** in the monthly rent

THE ONLY ADDITIONAL COSTS ARE:-

- Contents insurance on your own office equipment
- Cleaning of your own office premises - there is a vacuum cleaner on site you are welcome to use

OPTIONAL SERVICES AVAILABLE ARE:-

- **Fibre Optic** Internet connection/s at £49.00 pcm – very good with VOIP systems
- New desk and office chair set £39.00 pcm per set

TERMS OF TENANCY
The offices are available on a simple **six month** rolling Licence Agreement
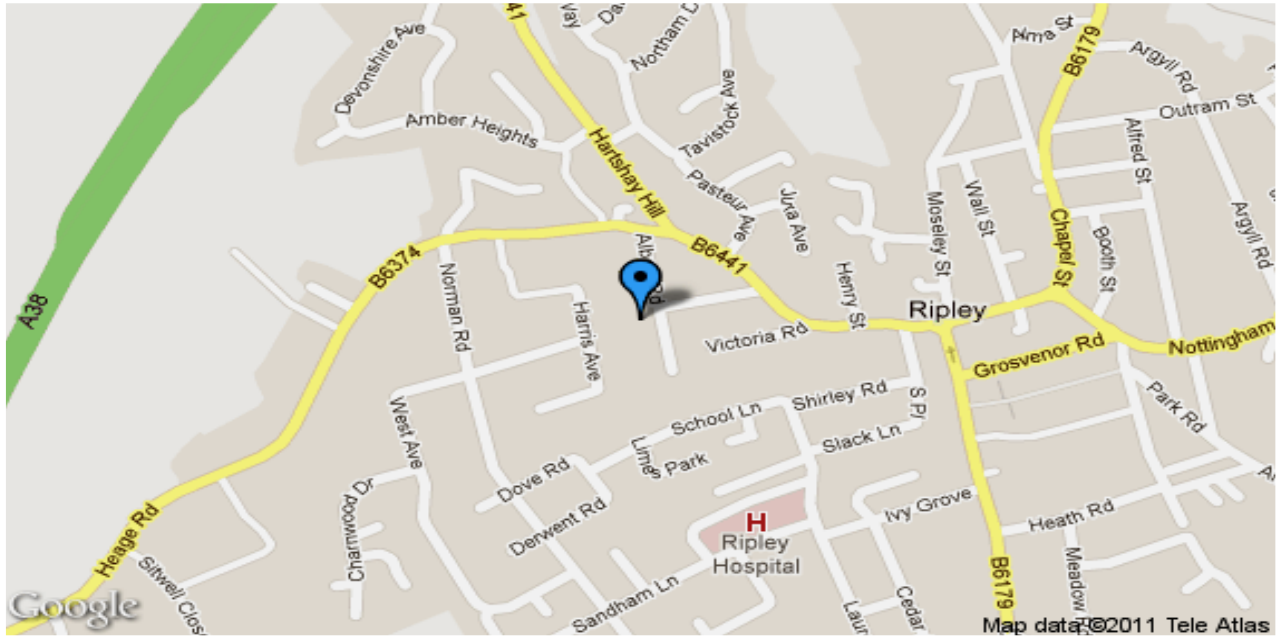
VALUE ADDED TAX - All the prices quoted are subject to VAT
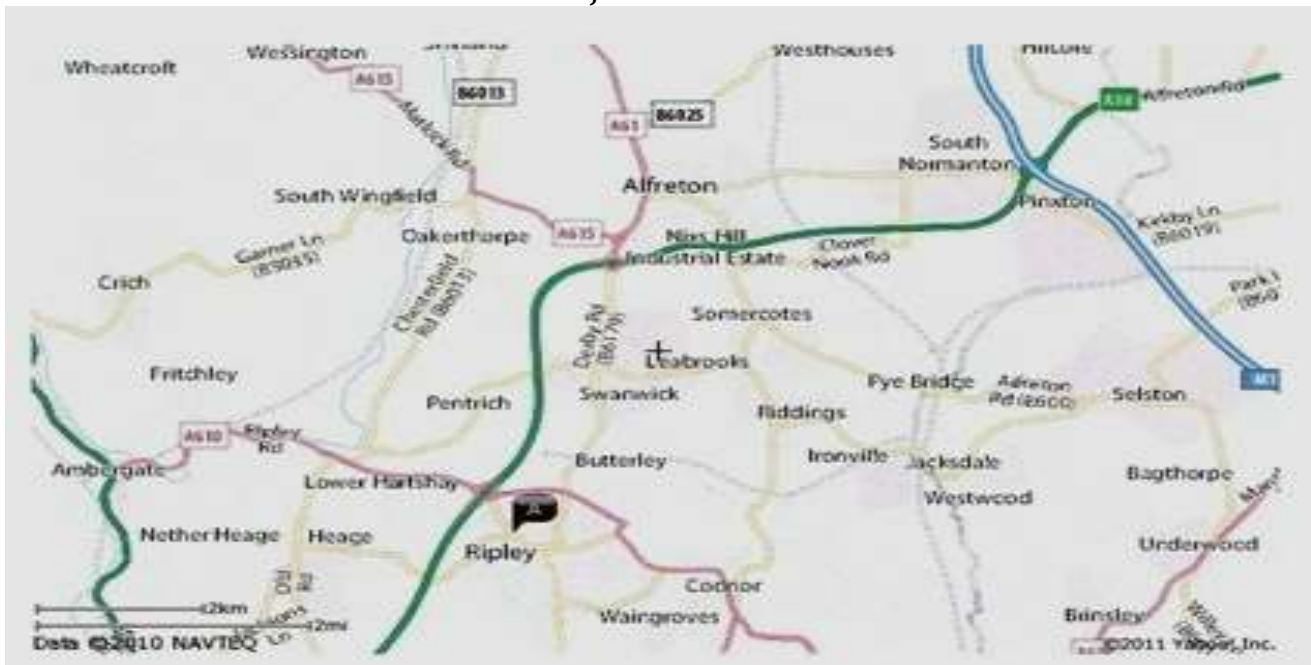
Internal photographs of the office suites

½ a mile from the A38

5 miles from Junction 28 of the M1

For current availability please contact
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