

OFFICES TO LET

SHANAKIEL
17 ILKESTON ROAD, HEANOR,
DERBYSHIRE, DE75 7DR



Overview

The property comprises an attractive Edwardian-style building in mature landscaped grounds and comprises established office accommodation arranged over two floors.

Shanakiel is a prominently located property connected to Heanor Memorial Park within close proximity to the town centre.

The market town of Heanor in the Amber Valley district of Derbyshire is located 8 miles from Derby and 9.5 miles from Nottingham.

The building is currently occupied by a range of businesses and the vacant suites on offer are accessed via a ground floor lobby area and reception area.

Currently available is a good size first floor office.

Features

- Suites from 215 sq ft - 680 sq ft
- Town Centre Location
- Good access to A610 and M1
- Availability of On-Site Parking
- Picturesque Surroundings and Park Views
- Shared Kitchen/WC facilities
- Gas-fired Central Heating
- Category 5 Cabling

For enquiries and viewings please contact:

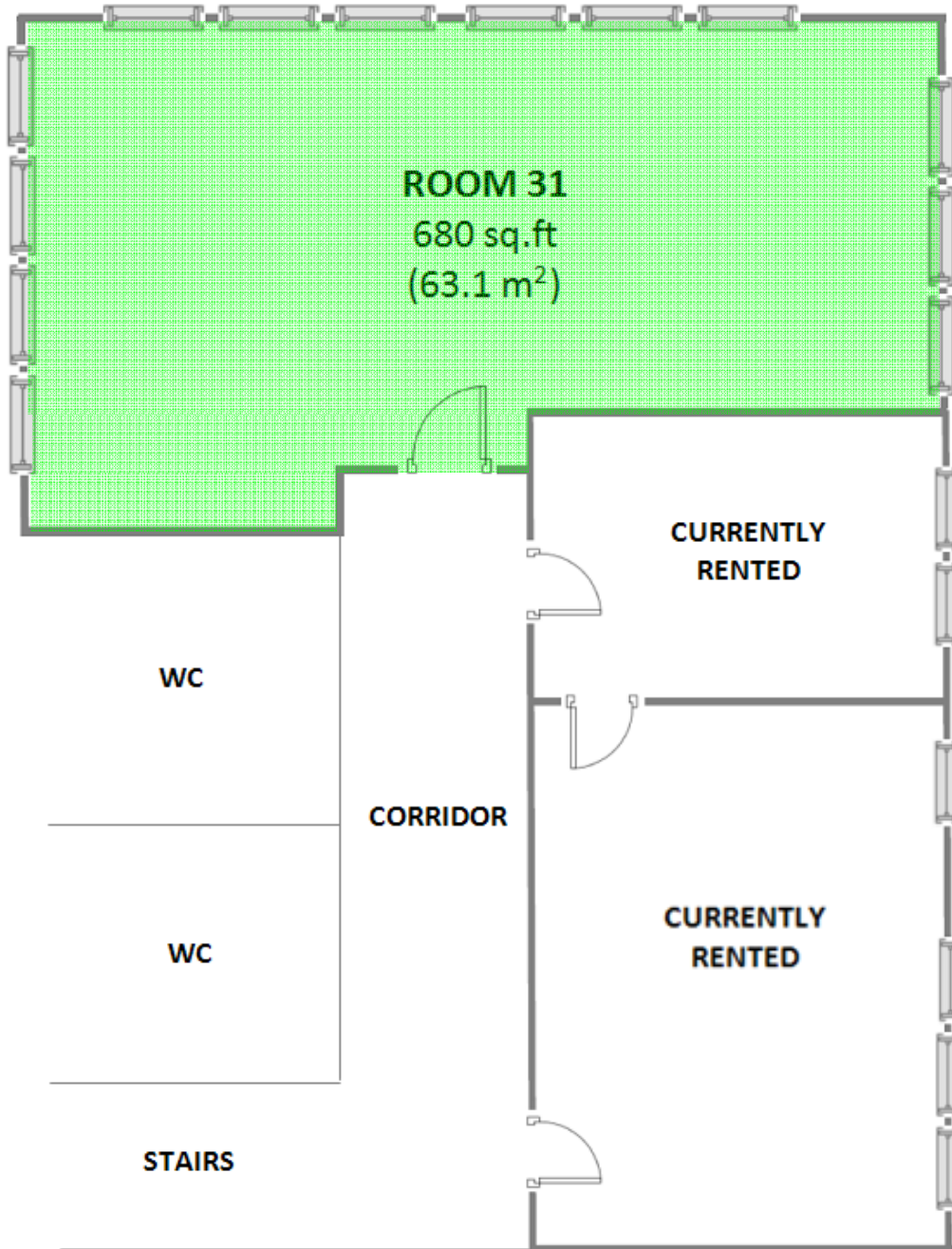
Vibroch Ltd
01773 711 211
vibroch@vibroch.com

FLOOR PLAN

FIRST FLOOR

AVAILABLE SUITE

(PLEASE NOTE: ENTIRE FIRST FLOOR NOT SHOWN)



ROOM 31 – First Floor



Currently used for meetings/storage

Rental costs (£3,990.00 p.a.) £182.50 per month

Water Rates and Insurance £112.50 per month

Total per month £295.00

(Cost is exclusive of VAT and any VAT charged on it is payable in addition)

Gas and electricity charges will be raised as we are invoiced by the utilities, as calculated on the percentage floor area occupied (9.2%)

As an indication, the utility costs for Room 31 were approximately £960.00 – £1,320.00 in 2018 equating to £80.00 to £110.00 per month.

Please note Rates/Council Tax is the responsibility of the tenants.

There is a requirement for one month's rental deposit prior to occupation. Therefore, once a commencement date is agreed, we will amend the tenancy agreement and generate an invoice for one month's rental in advance.

Typical minimum 12 month tenancy agreement (negotiable).

Energy Performance Certificate

Non-Domestic Building



Shanakiel
17 Ilkeston Road
HEANOR
DE75 7DR

Certificate Reference Number:
0660-0431-3769-9527-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 98

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	936
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	80.13
Primary energy use (kWh/m ² per year):	462.71

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

70

If typical of the existing stock