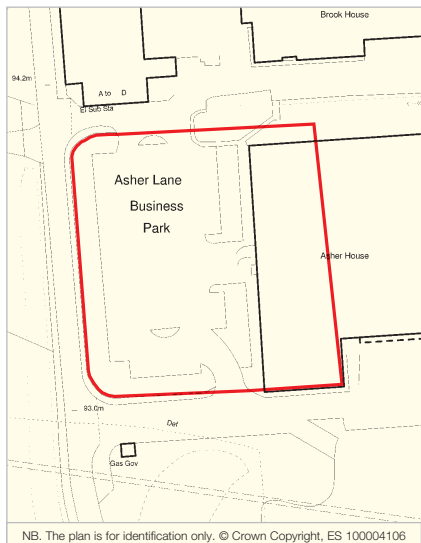
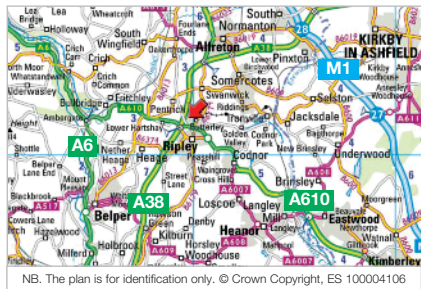


Ripley Asher House Asher Lane Business Park Asher Lane Derbyshire DE5 3SW

- **Freehold Office Investment**
- Located on established Business Park close to A38 dual carriageway
- Majority let to Futures Homescape Ltd
- Part vacant totalling 532.60 sq m (5,733 sq ft)
- Total offices 2,306.9 sq m (24,832 sq ft) plus 99 car parking spaces
- Site area 0.60 hectares (1.48 acres)
- Asset management opportunity
- Total Current Rents Reserved
£228,401 pa



Tenure
Freehold.

Location

Ripley is a town located in the Amber Valley Borough of Derbyshire 11 miles to the north-east of Derby, 13 miles to the north-west of Nottingham and 13 miles to the south-west of Mansfield. The town has excellent road communications with the A38 dual carriageway and the A610 providing direct access to Junctions 27 and 26 of the M1, 7 miles to the north-east and 9 miles to the south-east respectively.

The property is prominently located on Asher Lane and overlooking the A38 dual carriageway. Ripley town centre is half a mile to the south. Adjacent to the property to the north is a two storey manufacturing warehouse on a site of six acres which is shortly to be demolished for residential development. The site immediately to the south has been sold conditionally to Persimmon Homes for residential development. Both sites are identified within the Strategic Housing Land Assessment for residential development in Amber Valley's Core Strategy.

Commercial occupiers in the vicinity include AB Gee Ltd who owner occupy a distribution warehouse to the rear of the subject property.

Description

The property is arranged on ground and one upper floor to provide an office building arranged in two wings either side of a double height reception area. The offices comprise of suspended ceilings with recessed lighting, ceiling mounted air conditioning cassettes, floor boxes, WCs and kitchenette on each floor. The property benefits from a car park for 99 spaces (a ratio of 1:251 sq ft).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 51 Band C (Copy available on website).

Floor	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Part First Floor	Futures Homescape Ltd (1)	Ground Floor 1,149.73 sq m Part First Floor 624.57 sq m	(12,376 sq ft) (6,723 sq ft)	15 years from 01.12.2004 Rent review every 5th year FR & I (subject to a Schedule of Condition) by way of a service charge	£228,400 p.a.
Part First Floor	Vacant	Part First Floor 532.60 sq m	(5,733 sq ft)	—	Reversion 2019
Substation	Western Power Distribution (East Midlands) plc	Substation	99 years from 10.11.2016 (inside the Act)	£1 p.a.	Reversion 2105
		Total	2,306.9 sq m (24,832 sq ft)	Total £228,401 p.a.	

(1) Futures Homescape Ltd (formerly Amber Valley Housing Ltd) is a registered social landlord providing more than 5,700 homes in the East Midlands to rent or shared ownership. The company operates primarily within the Amber Valley and the subject property is the company's Head Office. The company is a subsidiary of the Futures Housing Group which also includes Daventry & District Housing. The company has charitable status. Futures Homescape have occupied the property as its HQ since 2004 and employ over 200 people on site undertaking the administrative functions of both Futures Homescape and Futures Housing Group. The company is shortly to undertake a refurbishment of the reception and common areas. For the year ended 31st March 2014, Futures Homescape Ltd reported a turnover of £26.879m, a pre-tax profit of £4.557m and a net worth of £77.719m. (Source: riskdisk.com 08.06.2015.)

(2) Floor areas provided by the Joint Auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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