

**Lot 25**

Vacant Possession

Asher House, Asher Lane Business Park,  
**Ripley nr Nottingham, Derbyshire DE5 3SW**  
Freehold Office Investment





# Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	1,160.40 sq m (12,490 sq ft)	VACANT			
First	Office	1,160.70 sq m (12,493 sq ft)	POSSESSION			
Total Approximate Floor Area		2,321.10 sq m (24,983 sq ft) (1)				

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))  
(2) There is an Electricity Sub Station on the property which is let to Western Power Distribution (East Midlands) Limited until 2105 at nil rent



## Lot 25

Vacant Possession

### Key Details

- Substantial Well Specified Office Building
- Approximately 2,321.10 sq m (24,983 sq ft)
- Approximate Site Area of 0.522 Ha (1.29 Acres)
- Site Coverage of 28%
- 99 Car Parking Spaces (1:252)
- Active Management Potential. Property may be suitable for alternative uses (Subject to consents)
- Located in Established Business Park with Access to A38/M1 (J28)

### Location

**Miles:** 12 miles north of Derby  
15 miles north west of Nottingham  
**Roads:** A38, A610, M1  
**Rail:** Derby Train Station, Alfreton Train Station, Belper Train Station  
**Air:** Birmingham Airport, Doncaster Sheffield Airport

### Situation

The well established Asher Lane Business Park is located less than 1 mile north of Ripley town centre close to the junction of the A38 and the A610 which provide direct access to Junction 28 of the M1 some 5 miles to the north. The property is prominently situated on the east side of Asher Lane.

### Description

The property comprises a substantial and handsome two storey modern and well specified office building and a car park accommodating approximately 100 car parking spaces. The offices benefit from suspended ceilings with recessed lighting and air conditioning. The property benefits from a total site area is approximately 0.522 Ha (1.29 Acres) and a site coverage of 28%. The property may be suitable for further development on the car park, subject to consents.

### Tenure

Freehold.

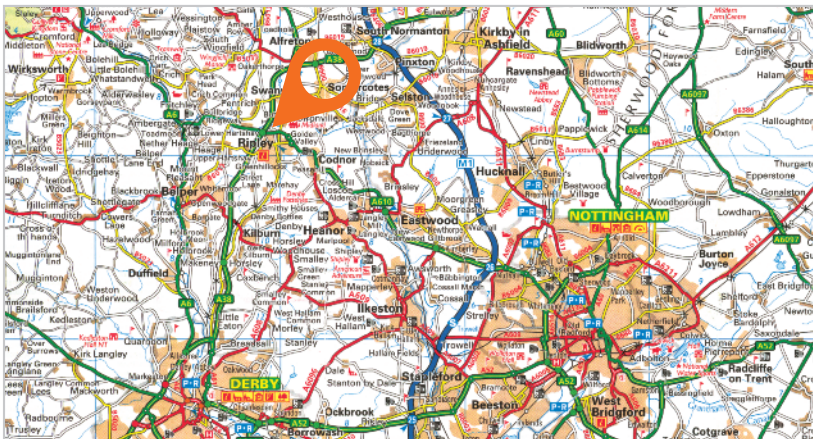
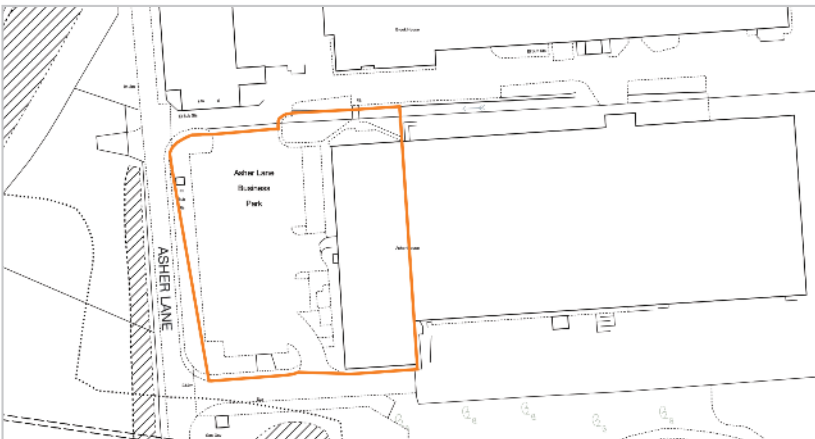
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band C see legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Acuitus**  
**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)77 1313 5034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

**Seller's Solicitors: Wright Hassall LLP**  
**Andrew Jones**  
+44 (0)1926 886688  
[andrew.jones@wrighthassall.co.uk](mailto:andrew.jones@wrighthassall.co.uk)