



Chartered Surveyors

Flexible Character Office Space

Hopkinson's House, Wirksworth, Derbyshire, DE4 4EN

TO LET from £21.25/week



17th Century Grade II Listed Fully restored former Merchant House

- Range of Office Suites from 117 sq ft
- Easy In – Easy Out terms available

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Location

Wirksworth is one of the oldest towns in this area of the Peak District and is still one of those with greatest character. Centred around its marketplace, where markets have been held since Edward I granted the right in 1306, it has many fine old buildings with picturesque alleys and craftsmen's yards. The reason for the splendour of many of the buildings is Wirksworth's historical trade - it was the southern centre of the Derbyshire lead industry and the Soke and Wapentake of Wirksworth, as it was called, was one of the most productive mining areas. Wirksworth was well established by Saxon times and the Abbey of Repton owned the mining rights here in the 8th century, the Abbess sending a coffin of Wirksworth lead for the burial of St Guthlac in 714. After the Danes sacked Repton in the 9th century the area fell under Danish influence, giving rise to typically Danish names like 'Wapentake'.

Greenhill is located just off the (Old) Market Place in the centre of this thriving Derbyshire town. The town has many fine shops offering local produce and goods for sale together with cafes, coffee bars and fine restaurants. It has its own cinema and has developed in more recent years into a centre for arts and crafts complete with an annual three week Arts Festival featuring over 150 artists, performances and events.

Description

Hopkinson's House was acquired by the Derbyshire Historic Buildings Trust in 1981. A complete roofless ruin, the Trust took on the mammoth task for a complete restoration, converting the interior into bespoke office accommodating to become the Trusts headquarters together with ancillary rooms available for rent on simple 'easy in - easy out' terms.

Schedule of Accommodation

The premises have two entrance doors from Greenhill – north and south ends. Each leads to differing sections of the building although the accommodation is linked.

Ground Floor – South Entrance

Entrance Lobby

Inner Hall 0.1

With magnificent Inglenook fireplace. This area leads to the south staircase of the first and upper floors. The Hall may be used, by arrangement, for greeting visitors, informal meetings (may be subject to interruption), display purposes.

Office 0.2



Overall 7m x 5.4m – with wonderful and imposing stone inglenook fireplace.

Ground Floor – North Entrance

Entrance Lobby

leading to first floor staircase. Male Toilet off plus kitchen facility.

Lower Ground Floor

Male and Female toilets

Utility Room/Kitchen

First Floor – South Landing

Office 1.1 – overall 4m x 2.7m.



Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessees, and do not constitute, nor constitute part of an offer or contract; ii) all, descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Office 1.2



7m x 5.7m with large Inglenook fireplace – This office links to First Floor Office 1.3 via two steps and a glazed wall.

First Floor – North

Landing with Female Toilet

Office 1.3 – 7m x 5.8m overall.



Second Floor – South

L Shaped Office 2.1

5m max x 3.2m AND 2.35m x 1.4m



Second Floor – North

Office 2.2

12.7m x 5.9m overall with staircase to mezzanine floor forming

Office 2.3

4.2m x 2.6m – NOTE this area is within the roof void and the measurements taken represent useful working space. There is further storage space into the eaves.

IMPORTANT NOTE – The whole of the second floor is linked and capable of being occupied as a single combined suite.

Third Floor – South

Office 3.1



4.6m x 4m overall. This characterful and quirky studio office is formed within the roof void. Extensive additional storage space into the eaves.

Rating

Each Suite will be assessed independently for rating purposes. We would anticipate that most business qualifying for Small Business Relief will be able to occupy rate free under current legislation.

EPC

The EPC for each unit available on request.

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Letting Schedule

	Sq ft	Description	Rent pcm	Rent pax	S/Charge pcm	Elec Sub Meter	Availability	EPC
Level 0								
0.1	200	Entrance Hall						G
0.2	404	Office				YES	NO	G
Level 1								
1.1	117	Office	£100	£1200	£20		LET	F
1.2	380	Office	£250	£3000	£63		LET	F
1.3	394	Office	£330	£3950	£50	YES		E
Level 2								
2.1	187	Office	£125	£1500	£32			G
2.2	680	Office	£534	£6400	£80	YES	LET	G
2.3	117	Mezz Floor		Included with 2.2			LET	G
Level 3								
3.1	200	Studio/Office	£85	£1000	£25			G

Key

s/c Service Charge

pcm Price per calender month

pax Price per annum

Service Charge Includes

- Electricity except suites with a sub meter
- Water
- Building Insurance
- Building maintenance – Structure
- Common Areas

Viewing

Strictly by prior appointment through joint Agents Milner Commercial and Grants of Derbyshire

Contact Peter Milner
Milner Commercial
p hm@milnercommercial.com
01332 734 734

Grants of Derbyshire
01629 823008

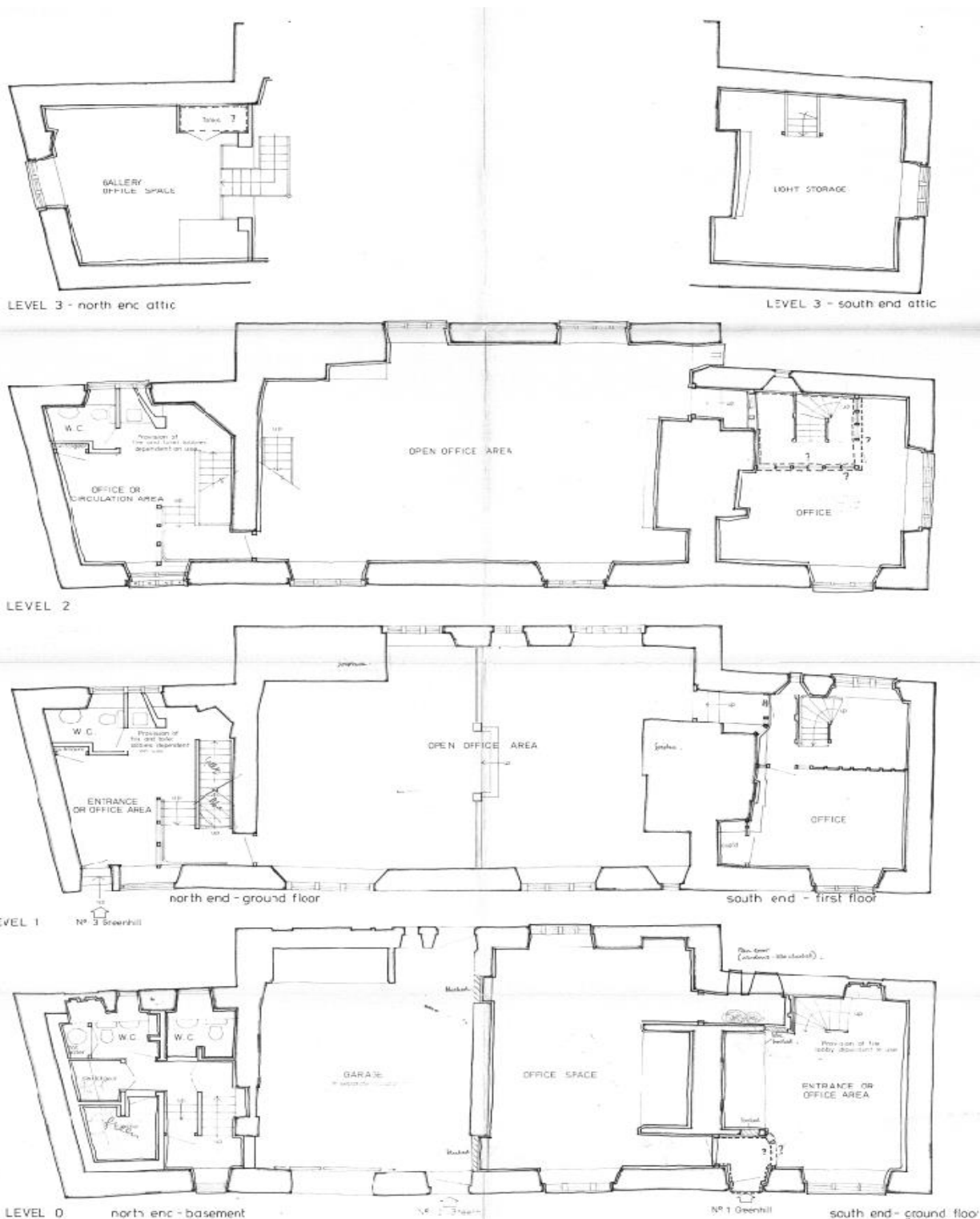
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Derbyshire Historic Buildings Trust

1-3 GREENHILL, WIRKSWORTH

DEREK LATHAM AND ASSOCIATES, ARCHITECTS

FLOOR PLANS SCALE 1:50 APRIL 1983



FLOOR PLANS

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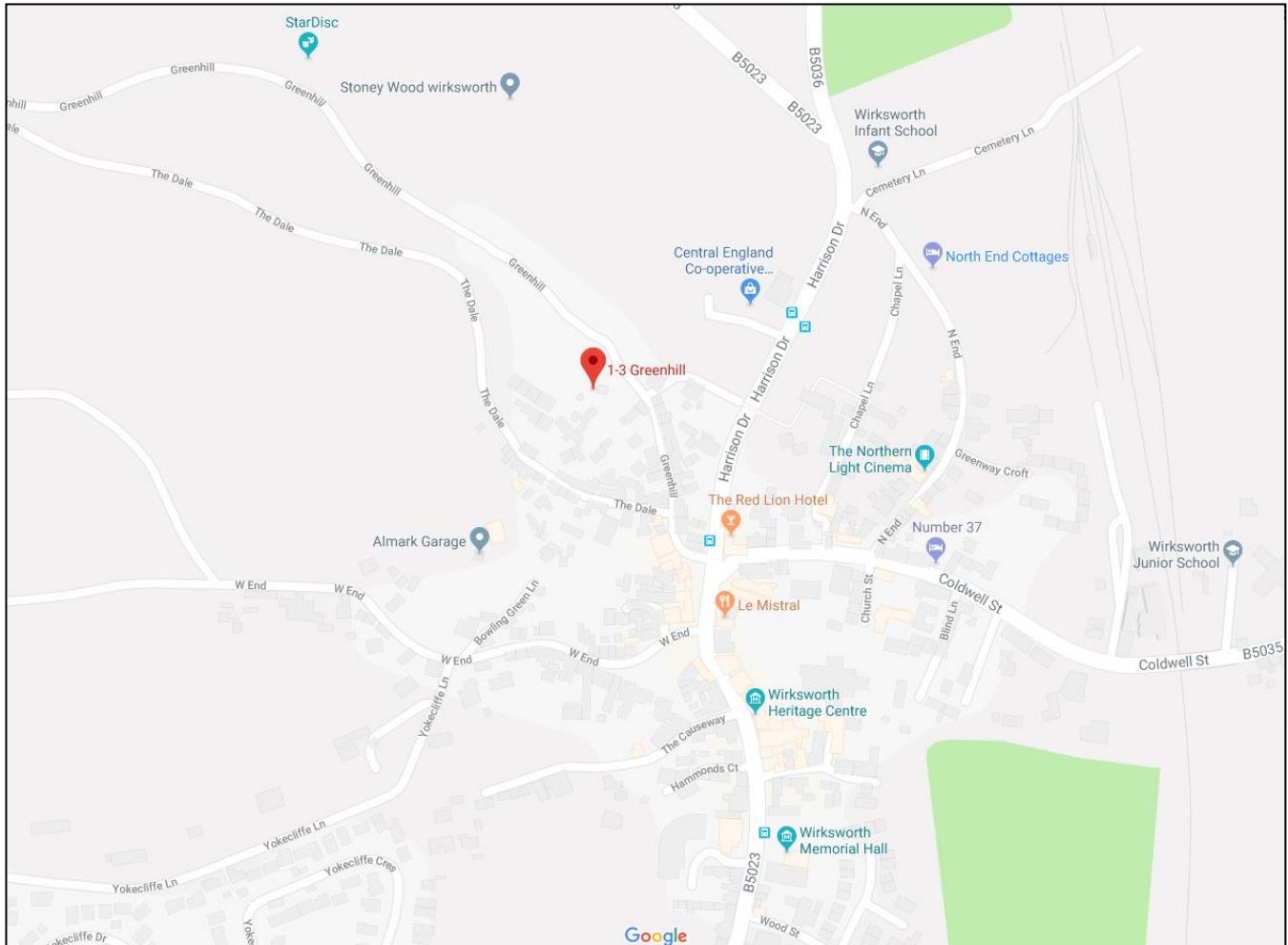
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LOCATION PLAN



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1 Melbourne Business Court, Millennium Way, Pride Park, Derby, DE24 8LZ | Tel: 01332 734 734 | Fax: 01332 730 013 | Email: info@milnercommercial.com

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