

TO LET (WILL SPLIT)

Prominent Modern Office Premises

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Business Centre Premises
Sir Frank Whittle Road/Stores Road
Derby DE21 4RX



Rent: £130,000 per annum exclusive

- Modern self-contained two-storey office.
- Total Net Internal Area of **966.80m² / 10,407sq.ft.**
- Excellent parking provisions with spaces for c. 50 vehicles.
- Ground floor (**475.19m² / 5,115sq.ft.**) could be occupied separately and is available at **£70,000p.a.x.**
- First floor (**491.61m² / 5,292sq.ft.**) could be occupied separately and is available at **£71,500p.a.x.**



Hugo Beresford MRICS

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed MRICS

Tel: 01332 298000

Email: wspeed@salloway.com

3 Royal Scot Road, Pride Park
Derby, DE24 8AJ

salloway.com





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Location

The property is situated within an established business location on the north-eastern edge of Derby, benefitting from a prominent frontage to Sir Frank Whittle Road, a key connecting route between the A52 and the A38 on the eastern side of the city, as well as access off Stores Road.

This is a first-class location for an 'edge-of-town' office building which provides easy access to the city centre and all its amenities, whilst still being positioned on the principal road network allowing rapid access to the M1 and Nottingham.

Description

The premises comprise a well-known, prominent two-storey office/headquarters building which is of steel portal frame construction with cavity block and brick elevations, inclusive of powder coated aluminium double-glazed window units and surmounted by a pitched insulated panel roof.

Internally, the accommodation arranged over both levels is generally open plan, although there is a series of partitioned ground and first floor offices, meeting rooms, kitchens and WC facilities.

The property provides high-quality accommodation throughout which has recently been refurbished, the specification of which is generally consistent and in the main comprises carpet floor coverings, raised access flooring, painted plastered walls, gas fired wet central heating, aluminium framed doubled glazed window units and suspended ceilings inclusive of LED lighting and air conditioning units.

Externally, the property benefits from a large tarmacadam surfaced car park which is accessed off Stores Road and provides parking provisions for approximately 50 vehicles.

Accommodation

The property comprises the following approximate floor areas:-

Ground Floor:	475.19 m ² /	5,115 sq.ft.
First Floor:	491.61 m ² /	5,292 sq.ft.
Total Net Internal Area:	966.80 m² /	10,407 sq.ft.

Leasehold Terms

The property is available to let by way of a new full repairing and insuring lease, subject to 3 or 5 yearly upward only rent reviews where appropriate.

Rent

The property is available to rent in its entirety at £130,000 per annum exclusive of rates and all other outgoings.

Alternatively, the property is available on a floor by floor basis, with the ground floor available at £70,000 per annum exclusive and the first floor available at £71,500 per annum exclusive.

VAT

VAT is applicable on this transaction at the prevailing rate.

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Energy Performance Certificate

The property has an energy performance rating of C-53.



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Business Rates

We understand that the property has the following rateable value:-

Office and Premises – £127,000.

Interested parties are advised to confirm all business rates related queries with the Local Authority,

Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning related queries with the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / wspeed@salloway.com



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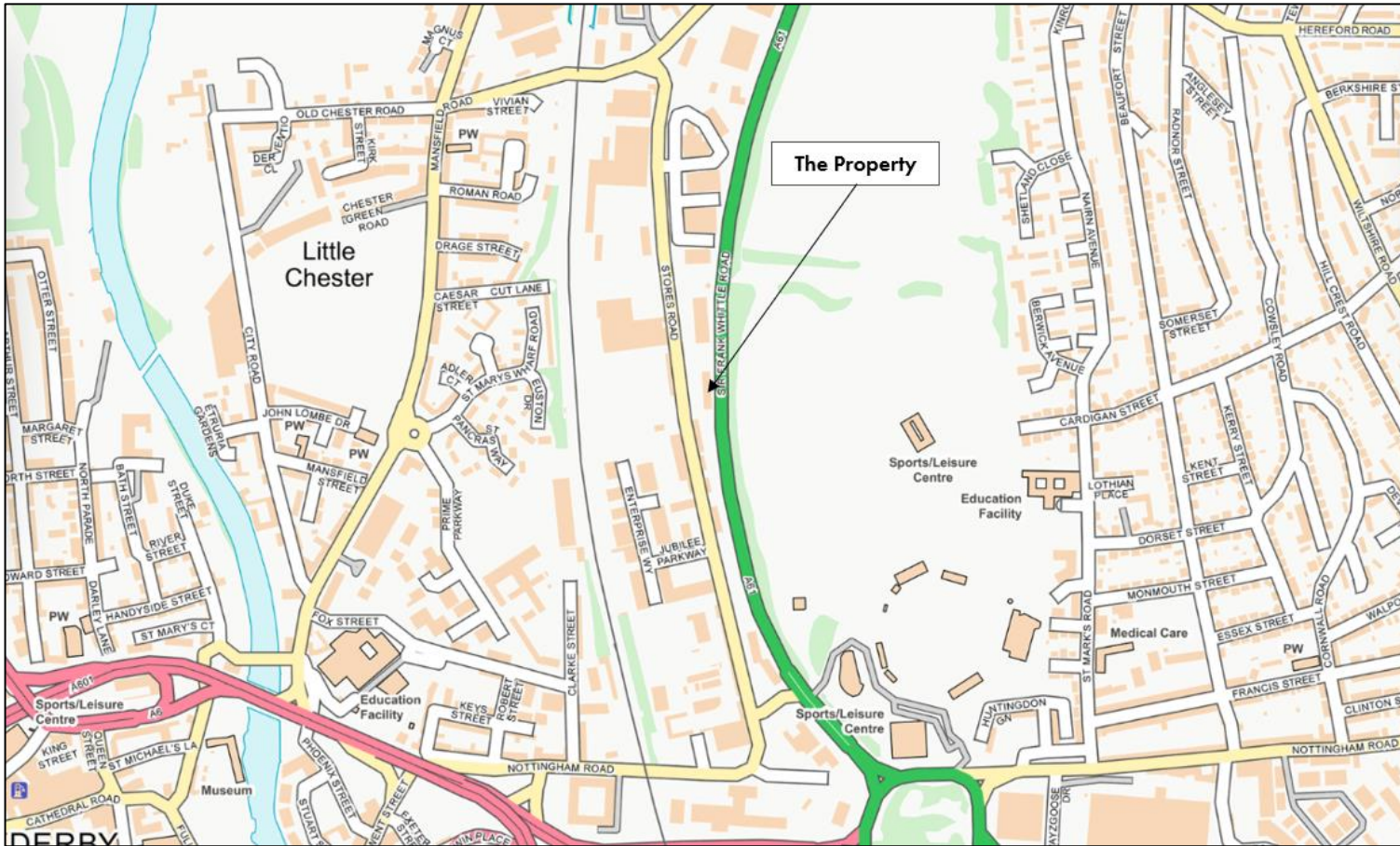
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This brochure is intended to be a guide only so please read these important notes:

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