

TO LET

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Flexible Office Accommodation

Suite 13 (GF), Kedleston House, Prime Business Centre, Aspen Drive, Raynesway, Derby DE21 7SS



Rent: £9,750 p.a.x.

- Self-contained ground floor offices.
- Net Internal Area of 78.34 m² / 843sq.ft.
- Ample on-site parking available.
- Subject to a scheme of refurbishment.
- Easy-in, easy-out lease agreements.
- Available April 2024.



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Location

The Prime Business Centre is a modern office development located some 4 miles to the east of Derby City Centre, just off Aspen Drive and close to the A511 (Raynesway).

The area is well connected with the A52 and A6 nearby which provide links with junctions 25 and 24 of the M1 Motorway.

Description

Kedleston House is arranged over two-storeys to provide business centre accommodation.

Suite 13 provides a self-contained ground floor office accommodation which comprises a large open plan office area with cellular rooms to the front and rear.

The suite will be redecorated and refurbished prior to occupation with the specification consisting of painted plastered walls, carpet floor tiles, suspended ceilings and electric panel heaters and perimeter IT cabling points.

Externally, there are ample surface parking provisions available on a pro-rata basis within the estate's demise.

Accommodation

The premises comprise:

Ground Floor NIA: **78.34 m² / 843sq.ft.**

Services

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

Planning

The suites are primarily used as offices which fall under the new E Use Class (Commercial, Business and Service).

Interested parties are advised to confirm the planning status with the Local Authority.

Service Charge

A service charge is payable in respect of the maintenance and upkeep to the external elevations and common parts of the estate.

Leasehold Terms

The premises are available immediately by way of a new easy-in, easy-out lease agreement for a minimum 12-month period.

Tenants will be responsible for the internal maintenance and periodic decoration of the area which is demised to them.

Rent

The property is available to rent for £9,750 per annum exclusive of all other outgoings.

Business Rates

We understand the premises have a Rateable Value of:-

£11,250

Interested parties are advised to confirm this figure with Derby City Council.



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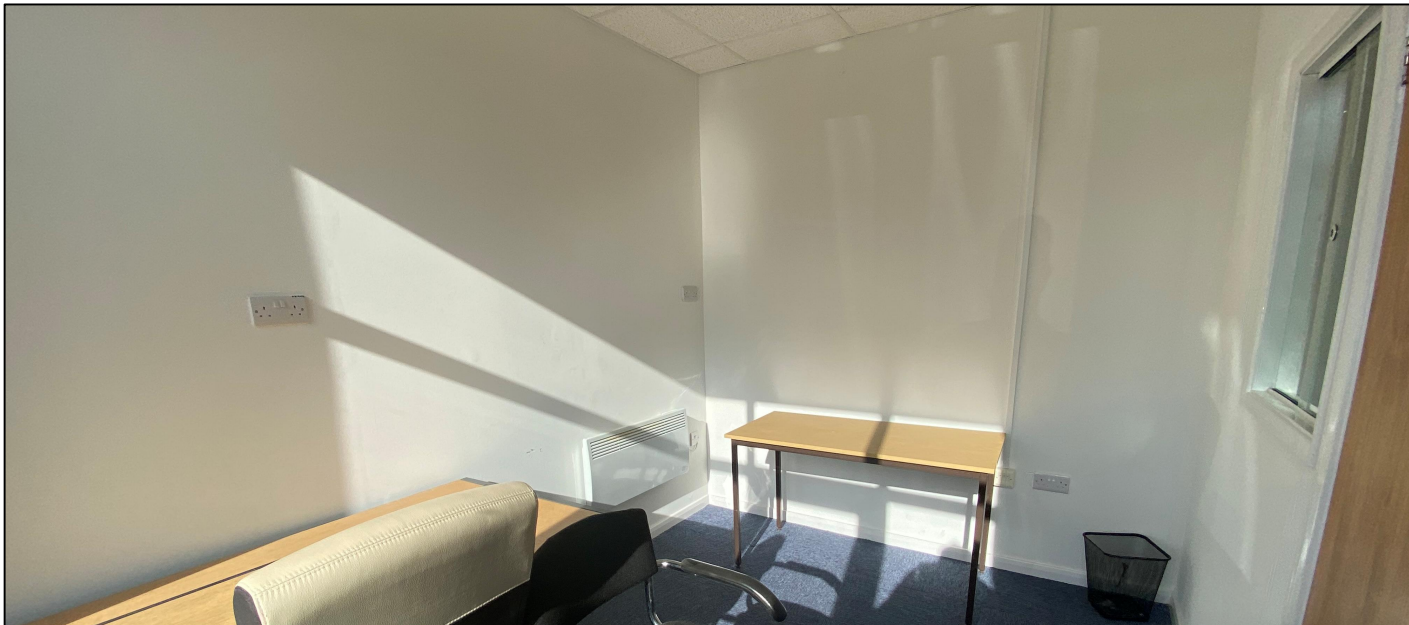
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VAT

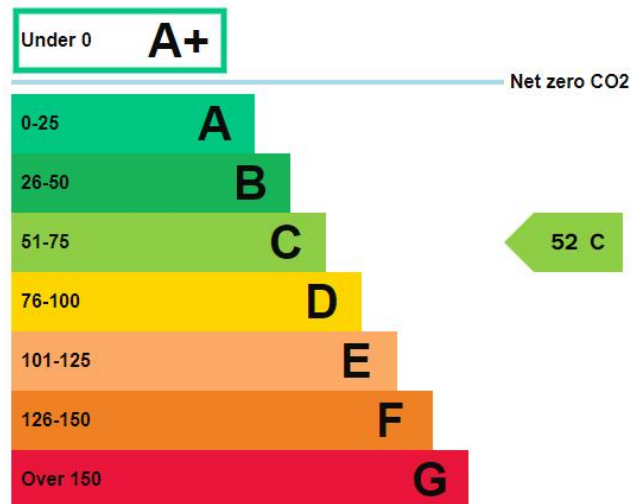
VAT is applicable on the transaction at the prevailing rate.

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

Energy Performance Certificate

Certificate Number 3412-6785-2660-6127-2359



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/Purchaser.

Further Information and Viewing

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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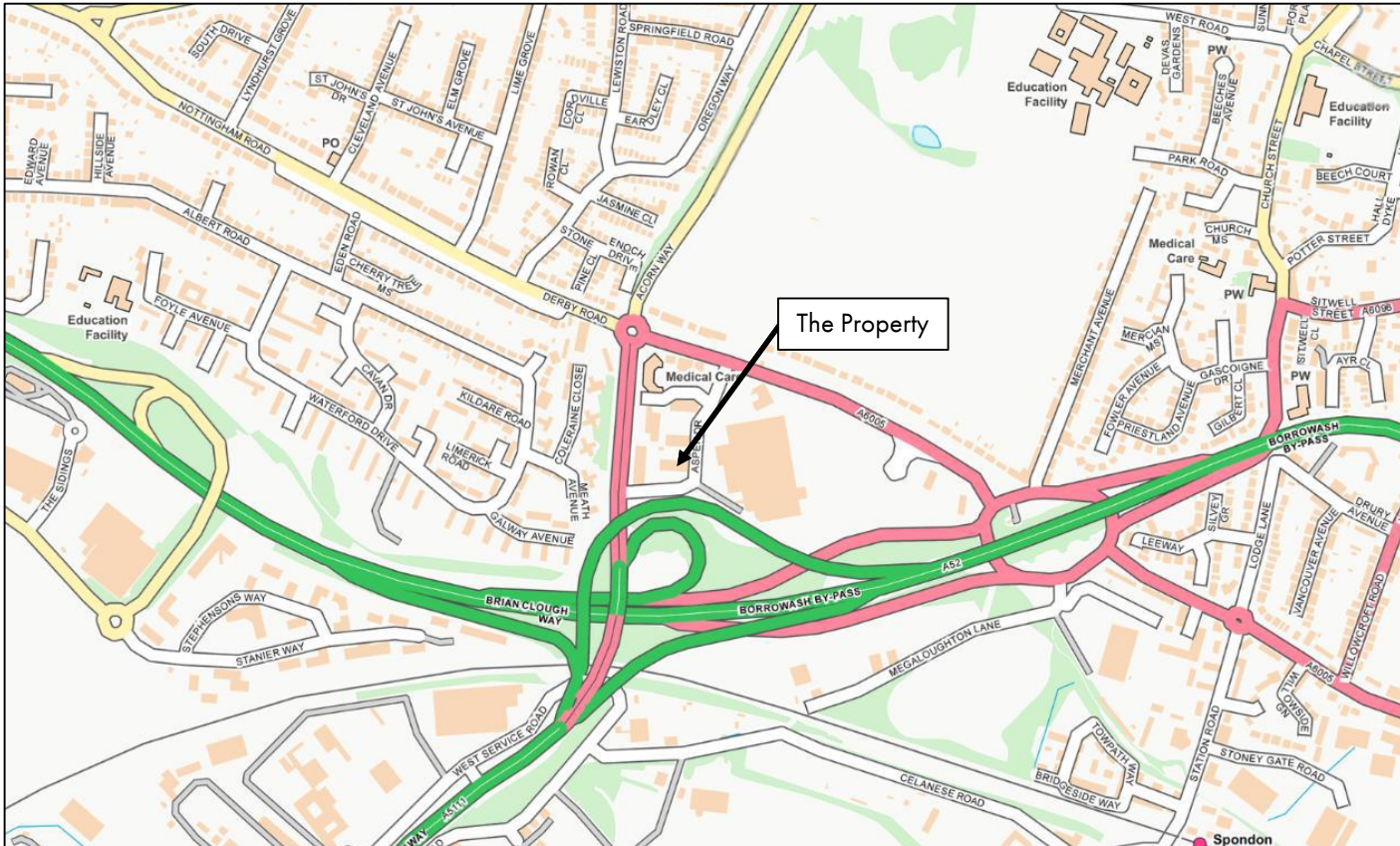
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