

TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Flexible Office Accommodation

Suites 1 & 2, Chatsworth House, Prime Business Centre, Aspen Drive, Raynesway, Derby DE21 7SR



Rent : £24,000 pax

- Modern business centre premises providing a NIA of 216.55m² / 2,331sq.ft.
- Approximately 8 allocated parking spaces.
- Highly accessible location with the A52 and A6 nearby providing access to the M1 Motorway.
- Suitable for a wide range of uses within the Use Class E planning consent (Business, Commercial and Services).
- Easy-in, easy-out lease agreements available.
- Available immediately.



Chris Keogh MRICS

Tel: 01332 298000

Email: ckeogh@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 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

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

Suites 1 & 2 provide privately accessed, self-contained first floor office accommodation with dedicated toilet and tea making facilities.

The suite is finished to a good standard and comprises painted plastered walls, carpet floor tiles, suspended ceilings with inset LED lighting, electric panel heaters and perimeter IT cabling points.

Externally, there are ample parking provisions available on a pro-rata basis either within the secure undercroft parking area beneath Chatsworth House or surface parking within the estate's demise.

Accommodation

The premises comprise:

Suite 1:	117.24m ² / 1,262sq.ft.
Suite 2:	99.31m ² / 1,069sq.ft.
Total NIA:	216.55m² / 2,331sq.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 Use Class E (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.

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 £24,000 per annum exclusive of all other outgoings.



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Business Rates

The property is yet to be assessed for business rates purposes.

Interested parties are advised to contact the local authority, Derby City Council.

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

An EPC has been commissioned for the property and will be included within these particulars once received.

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:

Tel: 01332 298000

E-mail: ckeogh@salloway.com / wspeed@salloway.com



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Tel: 01332 298000

Email: ckeogh@salloway.com



William Speed MRICS

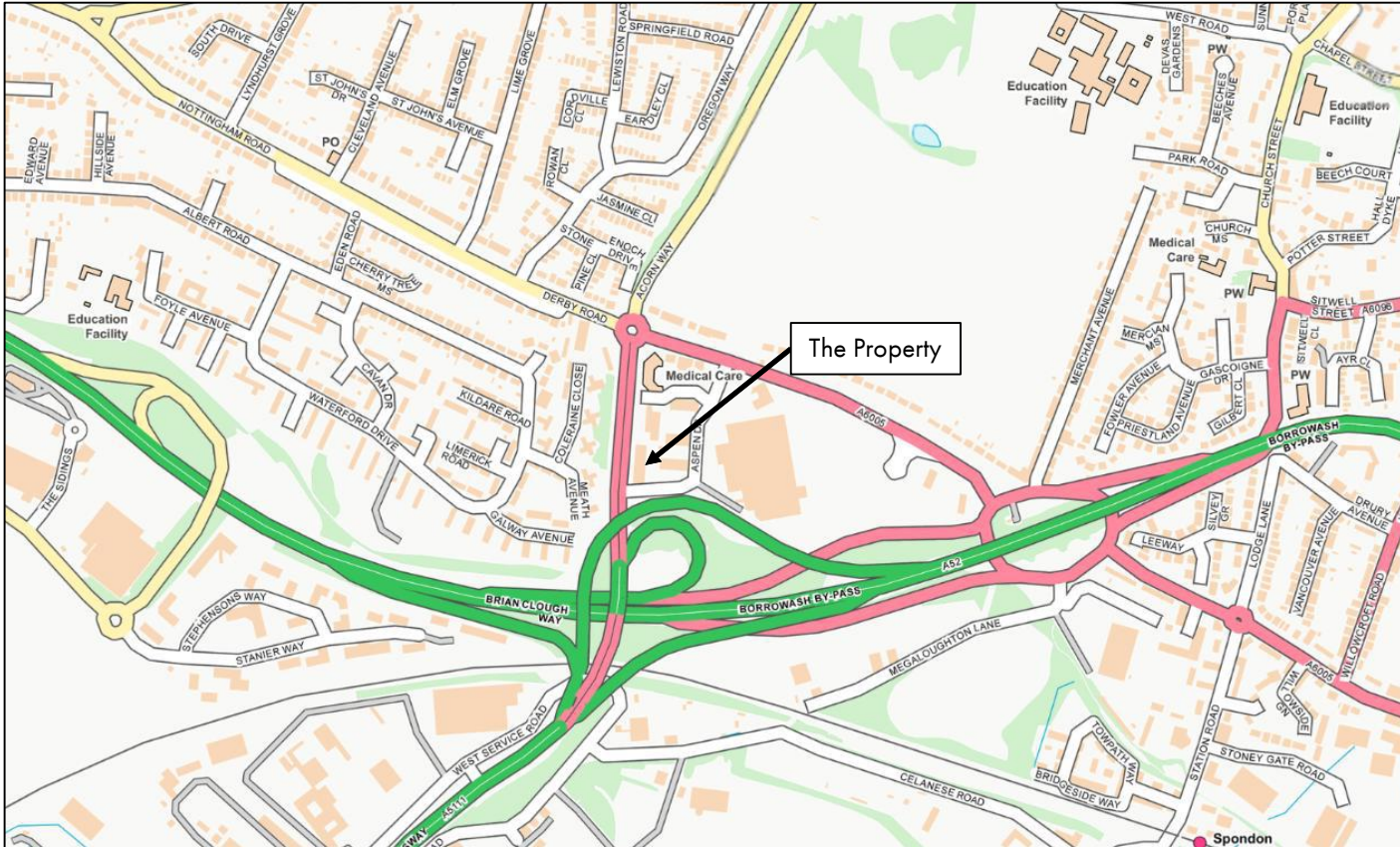
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This brochure is intended to be a guide only so please read these important notes:

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