

TO LET

Flexible Office Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Suite 11 (Rear), Kedleston House,
Prime Business Centre, Aspen Drive, Raynesway,
Derby DE21 7SS



Rent : £5,500 per annum exclusive

- Modern business centre premises providing a net internal area of 32.89m² / 354sq.ft.
- Ample on site parking available.
- Highly accessible location with the A52 and A6 nearby providing access to the M1 Motorway.
- Suitable for a wide range of uses within the new E Use class planning consent. (Business, Commercial and Services).
- Easy-in, easy-out lease agreements available.
- Available Immediately.



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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 11 (Rear) comprises a first floor office which benefits from a small tea making area together with a storage room.

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 surface parking provisions available on a pro-rata basis within the estate's demise.

Accommodation

The premises comprise:

Net Internal Area: 32.89 m² / 354 sq.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 £5,500 per annum exclusive of all other outgoings.

Business Rates

We have not been able to trace the Rateable Value for the subject suite.

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



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Business Rates

We understand the premises have a Rateable Value of £8,500.

Interested parties are advised to confirm this figure with 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 from the Registered Assessor.

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:-

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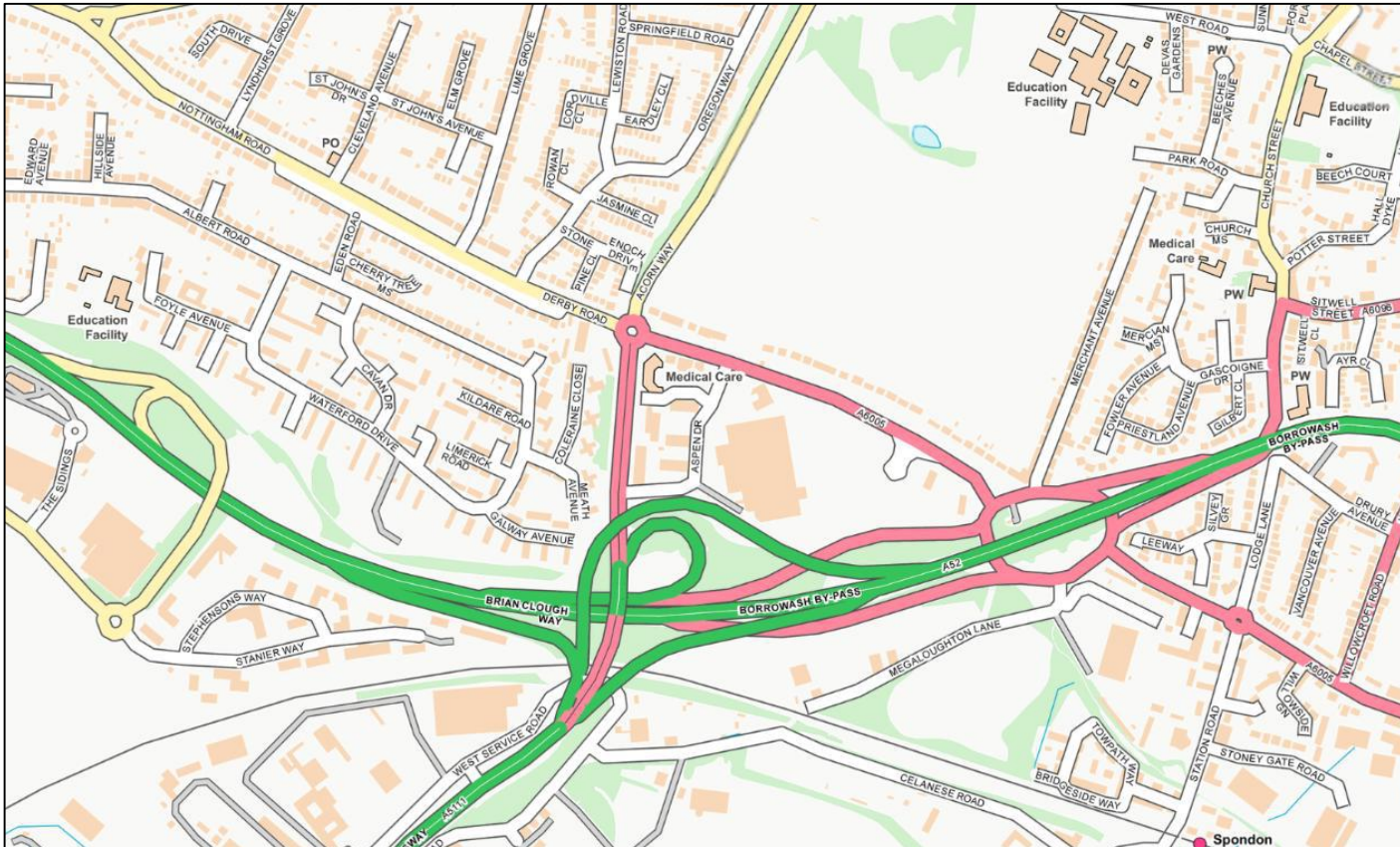
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