



Precision Park, Bateman Street, Derby, Derbyshire DE23 8JQ

OFFICES/WAREHOUSE/TRADE COUNTER

- ▶ **5,267 sq ft (489.3 sq m) over two buildings**
- ▶ **Large parking/storage compound**
- ▶ **Suitable for variety of uses including trade counter and car sales - subject to planning**
- ▶ **Superb location close to city centre and rail station**

For enquiries and viewings please contact:



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Location

Bateman Street is approximately 1 mile south of Derby City Centre and 0.5 miles south of the Castleward. It is a predominately commercial street that links Osmaston Road (A514) with London Road (A5194), providing excellent public and commuter transport links with swift access into Derby City Centre and the Ring Road.

Nearby occupiers include Network Rail East Midland Control, Rail Care, the RTC Centre and Derby Train Station (0.4 miles north).

Description

Technology House is a detached, two storey office with kitchenette, male / female WC's and a server room to the ground floor. The accommodation will be redecorated and offers a good quality fit-out with carpet tile floor coverings, dado trunking (with good distribution of power and data), suspended ceiling with inset LED lighting and air conditioning.

R&D Block: A semi detached two story office, interlinked with adjacent warehouse. The offices will be redecorated and offers a predominantly open plan working environment with kitchenette and WC's. To the first floor there is a manager's office / meeting room which is separately accessed.

The interlinked warehouse is of a concrete frame construction with elevations clad in profile fibre cement that also forms the roof. This is due to be re clad with insulated sheet. The space benefits from translucent roof lights, range of commercial lighting, 3 phase electricity, vehicle access door and has an eaves of 3.8 meters.

There is a large fenced parking compound to the rear that could also be used for external storage.

Technology House and the R&D Block could be offered separately with shared use of the parking compound.

Accommodation

	Sq M	Sq Ft
Technology House Offices	128.9	1,388
R & D Block Offices	159.7	1,719
R & D Block Warehouse	200.7	2,160
Total	489.3	5,267

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The offices would fall under Class E (Business, Commerce and Services) consent with the warehouse having B8 (Storage and Distribution) use class.

Alternative uses such as Trade Counter and Car Sales would be

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

The premises are available to rent for £55,000 per annum exclusive of VAT and business rates. The rental is payable quarterly in advance.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C & D

Viewings

Viewings are by appointment with sole agents Innes England

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