

- Exceptional Office HQ
- 22,288 sq ft (2,070.7 sq m)
- 101 On-site parking spaces
- Prime location for access to A52



Meridian Court, 18 Stanier Way, Wyvern Business Park, Derby DE21 6BF



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Location

Derby is home to some of the largest global brands including Rolls Royce Aerospace, Bombardier and Toyota and one of the three key cities in the East Midlands alongside Nottingham (15 miles) and Leicester (32 miles).

Wyvern Business Park is strategically located adjacent to the A52 dual carriageway, providing direct access to Derby City Centre (5 minute drive time) and has excellent road communications with the A38/A50/A52/A6 network providing access around the city and to M1 J24 and J25.

Derby train station is within close proximity with regular direct trains to London St Pancras with the fastest journey time of 1 hour 50 mins. East Midlands Airport is 20 minutes away via the A50.

The Wyvern Business Park and adjacent Pride Park provide Derby's premier business locations with occupiers such as Rolls Royce, Geldards LLP, David Lloyd, Harvester, Travelodge, Synergy Health, Jobcentre Plus, DHU and First Source.

Description

Three storey office HQ building of steel portal frame construction under a pitched tiled roof and with powder coated double glazed aluminium framed windows.

The ground floor provides a large reception area, separate meeting room, two lifts to the upper floors with the remainder providing undercroft. The two upper floors offer a mix of open plan office accommodation with a range of partitioned meeting rooms and staff welfare areas.

The building is fitted to a high internal specification including raised access floors with three compartmental floor boxes, carpet tile finishes, suspended ceilings with recessed Category 2 lighting, ducted three pipe VRF air conditioning.

There are 101 on-site parking spaces including 3 disabled access spaces and undercroft parking.

Planning

The premises have Class E(g)(i) Offices under the Use Classes order (as amended).

Interested parties should make their own enquiries direct with the local planning department on 01332 640795.

Accommodation

	Sq M	Sq Ft
Ground Floor Reception	61.7	664
Ground Floor Office	33.4	360
First Floor Offices	987.8	10,632
Second Floor Offices	987.8	10,632
Total NIA	2,070.7	22,288

Measurements are on a Net Internal basis in accordance with the RICS Property Measurements First Edition.



Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rental

£375,000 per annum exclusive of VAT, business rates and usual outgoings.

Business Rates

The building is listed as Offices and Premises with a rateable value of £205,000. The rates payable is based on a UBR of 51.2p for 2023/24.

VAT

VAT is payable on the rental.

Legal Costs

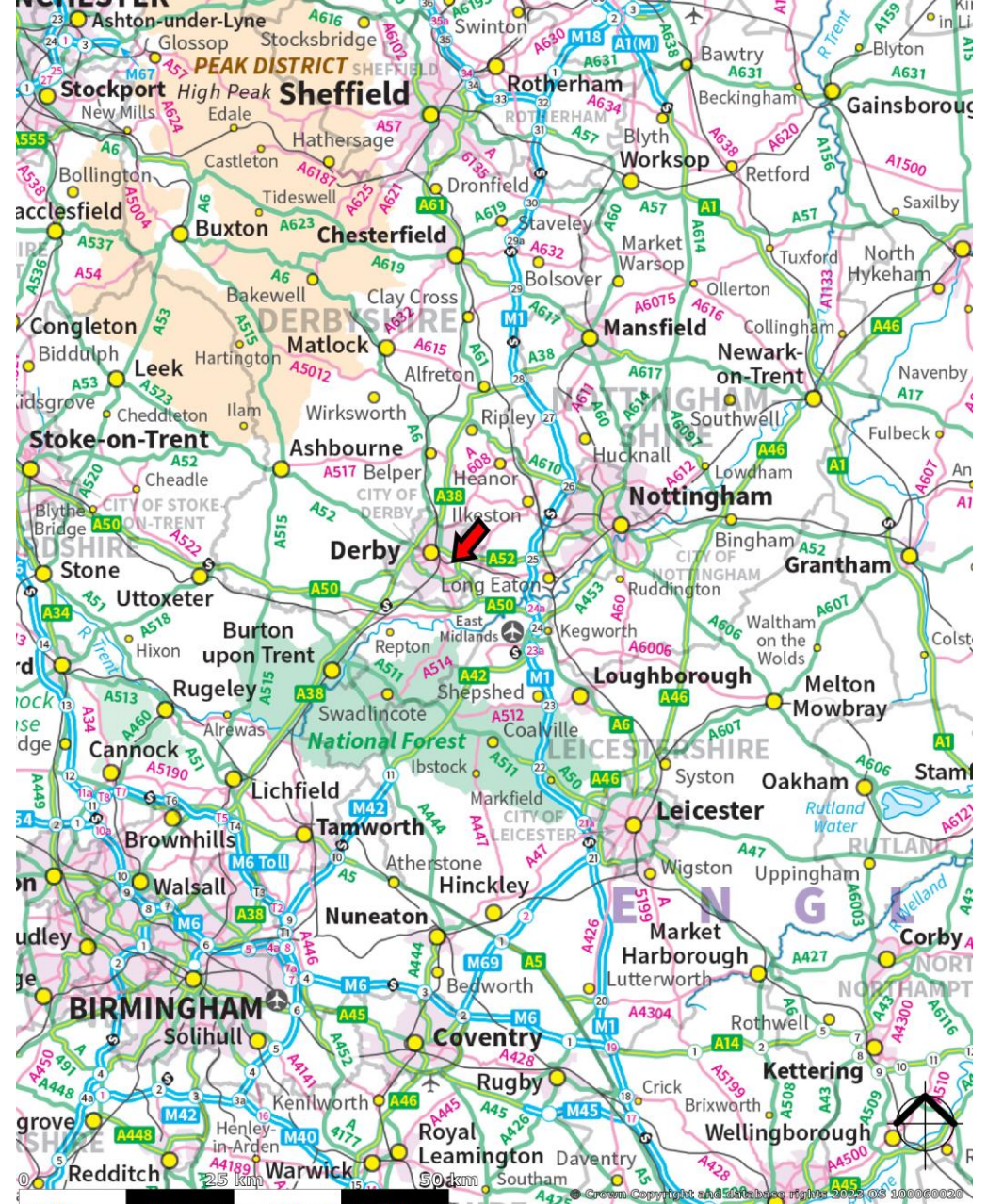
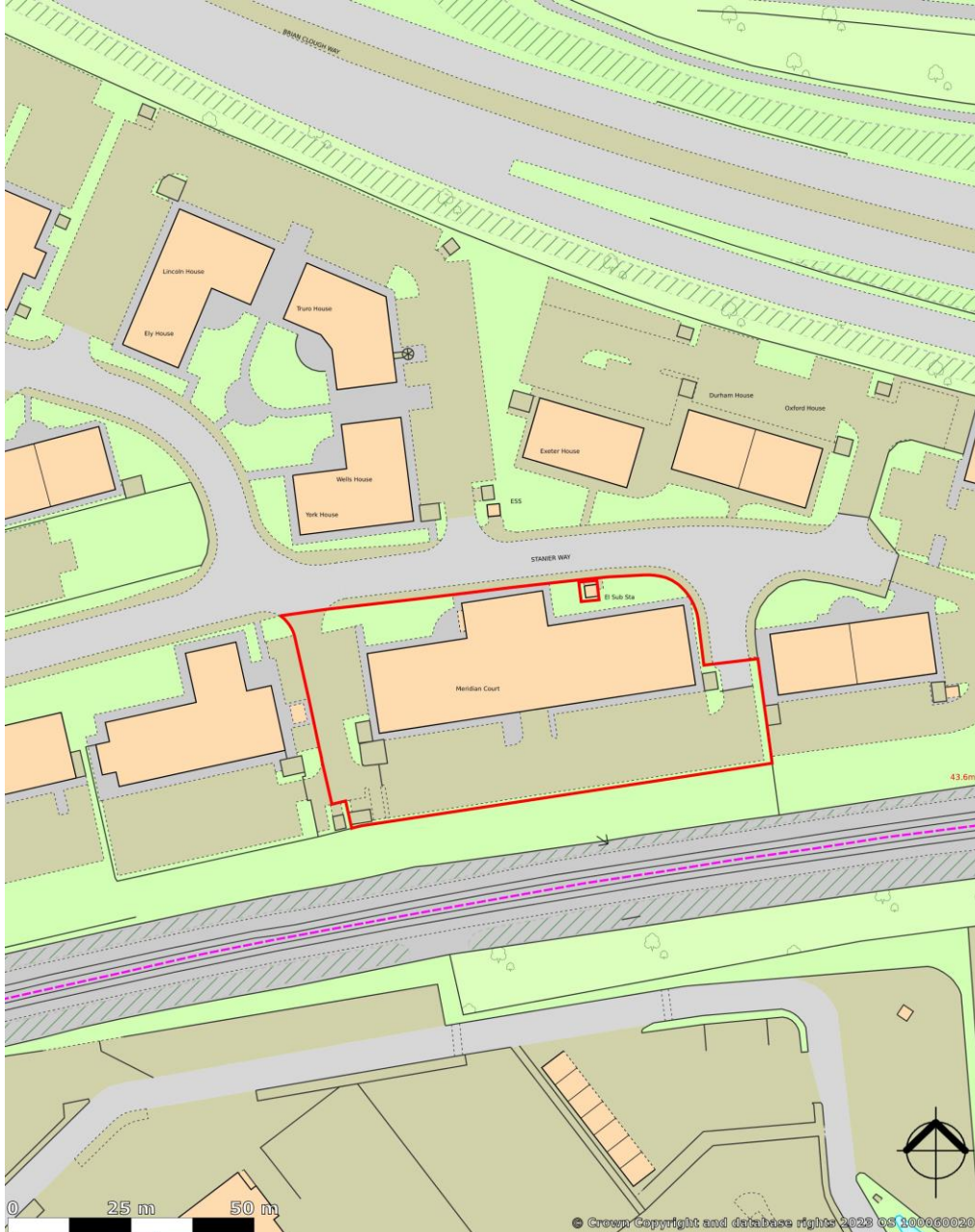
Each party is to bear their own legal costs incurred.

EPC

The property has an EPC rating of C (62) and is valid until 23rd July 2033. A copy of the ~EPC is available on request.







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