

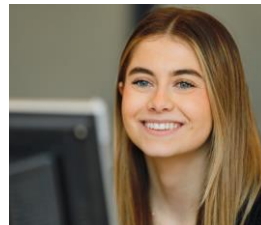
**SELF-CONTAINED OFFICE**

- 3,661 sq ft (340.1 sq m)
- Excellent position on London Road (A6)
- Great on-site conference/event/meeting/hotel/restaurant facilities
- Ample on-site parking with electric charging points available.
- Rental incentives available

Chapman House, The Derby Conference Centre, London Road, Derby, East Midlands, DE24 8UX



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Location

Chapman House is located within the Derby Conference Centre complex which sits within 9 acres of mature landscaped grounds, offering a quiet and peaceful location, despite being just 5 minutes from Derby City Centre.

The site occupies a prominent and well positioned location at the roundabout junction with London Road (A6) taking you directly into the city centre, Ascot Drive – one of Derby's prime industrial locations and Pride Parkway – leading into Pride Park. The location benefits from excellent communication links around the city and the M1 motorway via the A5/A50/A52 network.

Description

Chapman House comprises a self-contained office building of 3,661 sq ft which forms one of the many buildings located within the Derby Conference Centre Complex. The building is of presumed steel portal frame construction with brick elevations under a pitch roof with pvc windows.

The building entranceway leads to a central atrium containing break-out space from which the Jack and Jill kitchenette, w.c. facilities, storage room and all office accommodation is reached. More specifically, the office accommodation comprises four separate rooms, two of which being open-plan office/break-out space and two being meeting rooms.

The Derby Conference Centre complex offers a fantastic selection of facilities and services which can be accessed at discounted rates by tenants. These include, a bar and restaurant, conferencing, and events space and event organizing expertise, meeting rooms and hotel accommodation.

There is also ample, excellent on-site parking facilities with electric charging point available (additional charges apply). ANPR monitoring is in place to ensure that only permitted vehicles park on-site.

Accommodation

The building comprises the following:-

	Sq M	Sq Ft
Chapman House	340.1	3,661
Total	340.1	3,661

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

Services

We understand all mains services are connected to the property.

Planning

The premises have Class E(g)(i) Office consent under the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

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 business rates are included within the service charge.

Rent

£40,000 per annum, excluding VAT, service charge and any other applicable charges.

Service Charge

The service charge includes all rates, utilities, buildings insurance, shared facilities maintenance and on-site services including post reception service. The service charge figure is available upon request.

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 (71).

Viewings

Viewings are by appointment with sole agents Innes England.

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