

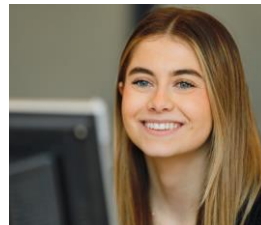
**OFFICE**

- 2,752 sq ft (255.6 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

**Astel 4&5, The Derby Conference Centre, London Road, Derby, East Midlands, DE24 8UX**



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**Location**

Astel 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**

Astel House forms one of the many buildings located within the Derby Conference Centre complex. Astel House is of presumed steel portal frame construction with brick elevations under a flat roof with aluminium windows and currently has a range of available offices.

Astel 4&5 is located on the ground floor of Astel House and comprises a large open plan office with two glazed partitioned rooms, a large meeting room, reception, storage room and kitchenette, w.c. facilities are accessed via the main corridor. The office has been fitted to a high standard providing a modern working environment throughout with grey/red carpet tiles, a suspended ceiling with LED light panels, and newly fitted kitchen. The office also benefits from an intercom system, along with gas central heating and air conditioning.

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 are also ample, excellent on-site parking facilities with electric charging points 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
<b>Astel 4&amp;5</b>	<b>255.6</b>	<b>2,752</b>
<b>Total</b>	<b>255.6</b>	<b>2,752</b>

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 an internal repairing lease for a term of years to be agreed.

**Business Rates**

The business rates are included within the service charge.

**Rent**

£13 per sq ft 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**

An EPC is available upon request.

**Viewings**

Viewings are by appointment with sole agents Innes England.

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