

## To Let

### Modern Offices with Car parking

8,560 sq ft – 9,810 sq ft (795 Sq m – 911 Sq m)

Unit 16 Masons Place Business Park, Nottingham Road, Derby, DE21 6YZ



- A mixture of open plan and cellular offices arranged on two floors
- Excellent road communications: A38, A50, A52, M1 & M6
- Located approximately 0.5 miles from Pentagon Island
- Ample on-site car parking facilities

01332 295555

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## Location

Mason's Place Business Park occupies a convenient location fronting Nottingham Road approximately half a mile from Pentagon Island which provides access to Derby's ring road system and to J25 and J28 of the M1 Motorway via the A52 and A38 trunk roads respectively.

The nearby Raynesway (A5111) and Alvaston Bypass (A6) provide rapid access to the A50 which links J24 of the M1 Motorway at Kegworth and J15 of the M6 Motorway at Stoke on Trent.

## Description

The premises comprise a well presented two storey office building of substantial brick construction beneath a pitched and tiled roof.

Internally, the accommodation is arranged to provide a combination of cellular and open plan office areas which have been finished to a good specification including;

- Powder coated aluminium external windows and doors with double glazed window units
- Suspended ceilings with integrated Category II lighting units to ground floor
- Exposed roof trusses to first floor
- Gas fired central heating
- Kitchen and WC facilities on each floor
- Ample on site parking

There is an additional, and adjoining, single storey office building (Unit 19), coloured blue on the plan overleaf, which provides a further 1,250 sq ft, and which could be occupied in conjunction with Unit 16 if required and thereby providing a total of some 9,810 sq ft (911 sqm)

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

### Unit 16

Ground Floor: 4,560 sq ft (423.62 sq m)

First Floor: 4,000 sq ft (371.60 sq m)

**Total NIA: 8,560 sq ft (795.22 sq m)**

## Services

We believe all mains services are available and connected however, interested parties should make their own enquiries and investigations to ensure that this is correct and the services are of a capacity to meet their operational requirements.

## Non-Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non-Domestic Rates as follows:

### Unit 16

Offices and Premises

Rateable Value: £40,750

### Unit 19 (Optional additional accommodation)

Offices and Premises

Rateable Value: £11,000

Current multiplier: 0.499 (2022/2023)

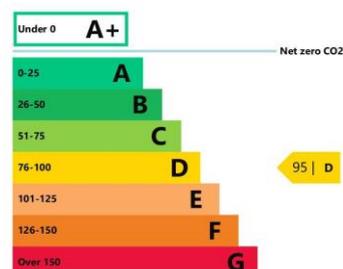
## This is not what you will pay

Interested parties should make their own enquiries of Derby City Council to determine actual liability.



## Energy Performance Certificate

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

## Terms

The premises are offered to let by way of a new lease on full repairing and insuring terms for a term of years.

The lease will be excluded from Sections 26 – 28 of the Landlord & Tenant Act 1954 Part II.

## Rent

Upon application

## Legal Costs

The ingoing tenant will be required to make a contribution towards the Landlord's legal costs.

## Value Added Tax

We are advised that the property has been VAT registered and that Value Added Tax will be payable on the rent paid.

## Viewing and Further Information:

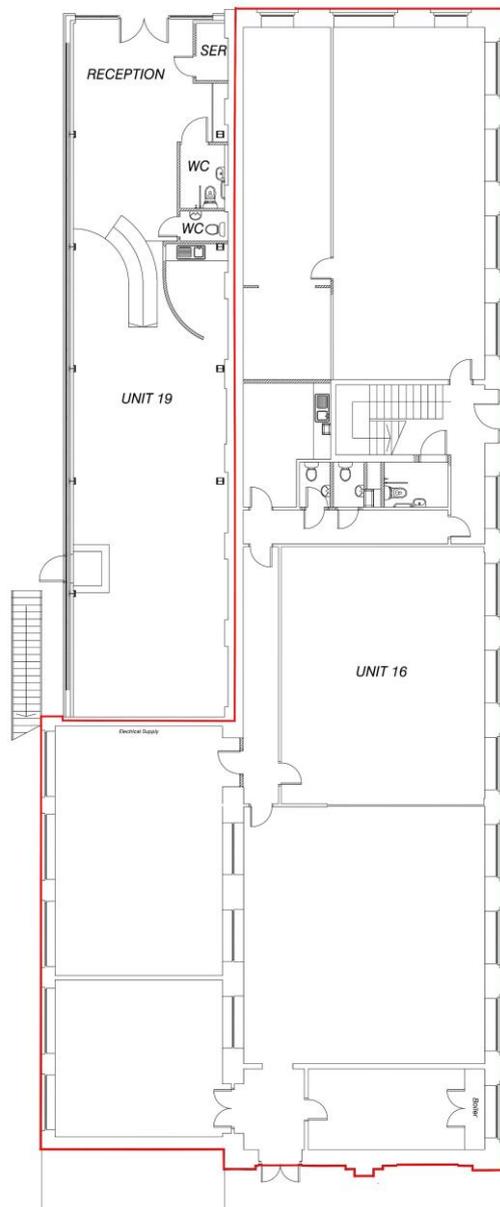
All viewings are to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Martin Langsdale

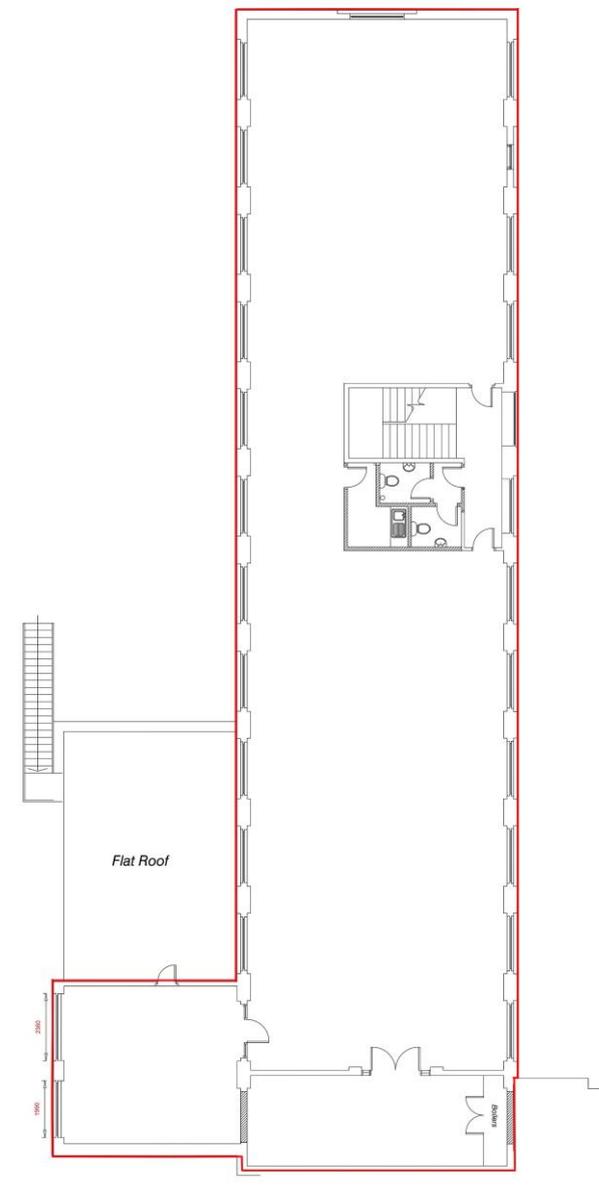
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Ground Floor



First Floor

Plans are indicative and not to scale



Misrepresentation Act 1991

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