

**To Let**

**Offices**

**1,250 sq ft (116 sq m)**

Unit 19 Masons Place Business Park, Nottingham Road, Derby DE21 6AQ



- Suspended ceilings with Cat II lighting
- Powder coated aluminium double glazed external windows and doors
- Gas Fired Central heating
- 4 car parking spaces

01332 295555

[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Mason's Place Business Park occupies a convenient location fronting Nottingham Road, a main arterial route which enjoys good public transport links.

Pentagon Island lies approximately half a mile away and provides access to Derby's ring road system and the A52 and A38 trunk roads which, in turn, link with J25 and J28 of the M1 motorway.

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

Masons Business Park is split into two distinct parts, the business/office park and the adjacent industrial/warehouse park.

## The Property

The property comprises a self-contained, single-storey fully refurbished office unit.

The premises have been finished to a good specification including;

- Attractive reception area with full height glazed frontage
- Laminate floor cladding to reception area
- Suspended ceiling with Category II lighting
- Male & Female /Disabled WC facilities
- Gas fired central heating
- 4 car parking spaces
- Disabled ramp access to rear open plan office area
- Carpet floor tiles to rear office area

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

**NET INTERNAL AREA            1,250 SQ FT (116 SQ M)**

Floor areas are provided for guidance only.

Interested parties should rely on their own measurements.

## Services

We believe all mains services are available and connected.

We have not tested any services or installations.

## Non-Domestic Rates

Workshop and Premises

Rateable Value: £11,000

## Small business rate relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

If the above conditions are met, you will not pay business rates on a property with a rateable value of £12,000 or less.

Interested parties should contact the Local Charging Authority, Derby City Council, in order to determine whether they qualify for Small Business Rates relief.



## Town & Country Planning

We understand that the property has planning consent for use falling within Class E of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

## Terms

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

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

## Rent

Upon application.

## Service Charge

A service charge will be levied to contribute towards the ongoing maintenance and management of the estate.

## VAT

All rent and costs quoted are exclusive of VAT.

## Energy Performance Certificate (EPC)

A copy of the EPC can be made available upon request.



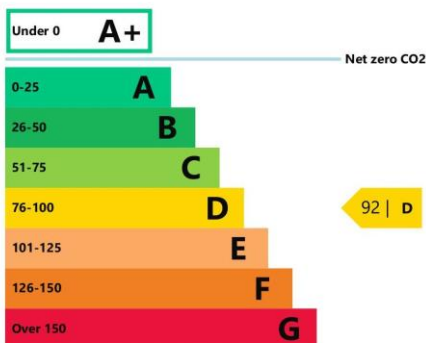
## Viewing

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

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)



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

## Legal Costs

Each party to the transaction will bear their own legal costs.



**Misrepresentation Act 1991**

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