

**To Let**

**Modern Business Unit**

**1,155 sq ft** (107sq m)

Unit 25a Parker Centre, Mansfield Road, Derby, DE21 4SZ



- Recently refurbished modern business unit
- Security grilles to windows and entrance door
- Parking for 4 cars
- Popular estate with excellent communications
- No vehicle repair trades permitted

01332 295555

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

## Location

The Parker Centre is located off Mansfield Road, close to the junction with the A61 (Sir Frank Whittle Road), approximately 1 mile north-east of Derby's City Centre.

Junction 25 of the M1 is located approximately 7 miles east at Sandiacre, via the A52 and Junction 28 is 15 miles to the north at South Normanton, via the A38.

The recently completed Alvaston Bypass now provides ease of access to the A50 which links Junction 24/24a of the M1 and A42/M42 with Junction 15 of the M6 at Stoke.

## The Property

The premises comprise a recently refurbished semi-detached modern business unit of steel frame construction with cavity brick and block walls to the front and rear, surmounted by profile steel cladding to the upper wall sections and to the pitched roof which incorporates translucent roof light panels.

Eaves Height: 15' 6" (4.7m).

Internally, the accommodation is arranged to provide a reception office with kitchenette and WC, together with an open plan workshop/warehouse.

There is staircase access from the open space to a useful open mezzanine area above the office block.

There are 4 allocated car parking spaces.

## Accommodation:

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

Ground floor:

Office, WC & Warehouse      1,155 sq ft    (107 sq m)

Mezzanine:                              180 sq ft    ( 17 sq m)

## Services:

We believe all mains services are available and connected.

There is a gas fired industrial space heater installed within the workshop/storage area.

No services have been tested and interested parties should make their own enquiries to satisfy themselves that the capacity of the services is adequate for their proposed use.

## Non Domestic Rates:

Unit 25a is currently occupied in conjunction with Unit 25 and the two have been assessed as one unit as follows:

Rateable Value: £11,500

They were previously assessed separately as each having a rateable value of £6,300 and a request can be made of the Valuation Office to split the assessment upon completion of the lease

## Small Business Rate Relief

You can get small business rate relief if:

- your property's rateable value is less than £12,000
- your business only uses one property - you may still be able to get relief if you use more

From 1 April 2017 you won't pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

## If you use more than one property

When you get a second property, you'll keep getting any existing relief on your main property for 12 months.

The above statement is an extract from the Government's own website and more information in this regard can be found here:

[www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief)

You can still get small business rate relief on your main property after this if both the following apply:

- none of your other properties have a rateable value above £2,600 (£2,900 from April 2017)
- the total rateable value of all your properties is less than £20,000 (£28,000 in London)

Interested parties should make their own enquiries of Derby City Council to ensure that this represents the current position and how to claim Small Business rates Relief.

### Town & Country Planning

We believe that the premises have planning permission for their current use.

Interested parties should, however, make their own enquiries of Derby City Council Planning Department to verify that the current position and to determine whether planning consent is required for their proposed use.

### Terms

The premises are held on a lease to include both 25 and 25a Parker Centre.

The current Tenant is seeking to sub-let the Unit 25a.

The head lease commenced 30<sup>th</sup> July 2019 for a term of 5 years with an option for the Tenant to break on 22<sup>nd</sup> July 2022 having served no less than 6 months prior written notice.

Unit 25a is, therefore, offered to let by way of a new sub-lease initially for a term expiring no later than 22<sup>nd</sup> July 2022.

A further term of occupation may be available, if the break option is not exercised, expiring no later than 29<sup>th</sup> July 2024.

The sub-lease will be excluded from sections 24 – 28 of the Landlord & Tenant Act 1954 pt II and interested parties should seek further information in this regard from their solicitor or legal advisor.

The sub-tenant will be required to maintain the premises throughout the term of the lease and return them in a tenantable condition.

### Rent

£9,500 per annum exclusive.

### VAT

We are advised that VAT will be payable on the rent.

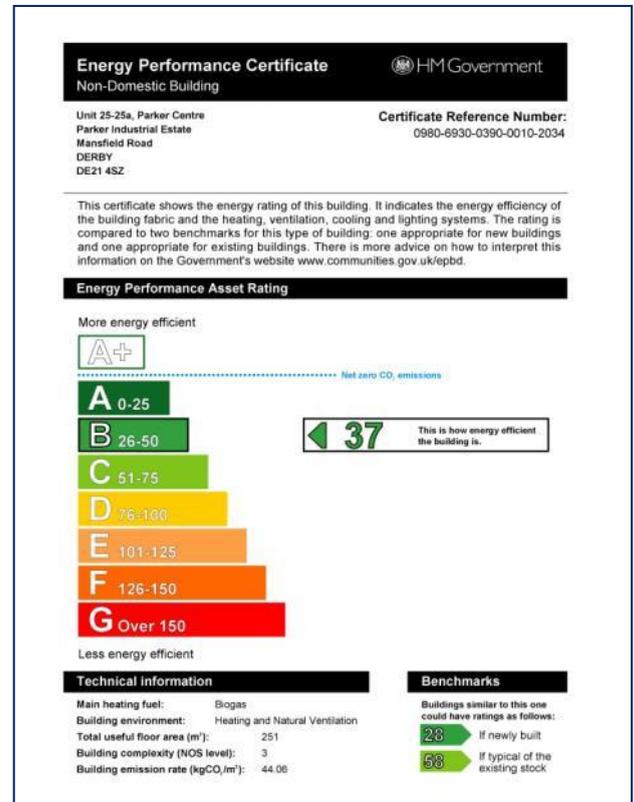
### Legal Costs

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

### Anti-Money Laundering (AML)

As part of our AML policy and procedure two photographic ID documents and a recent utility bill will be required by an incoming tenant.

### Energy Performance Certificate



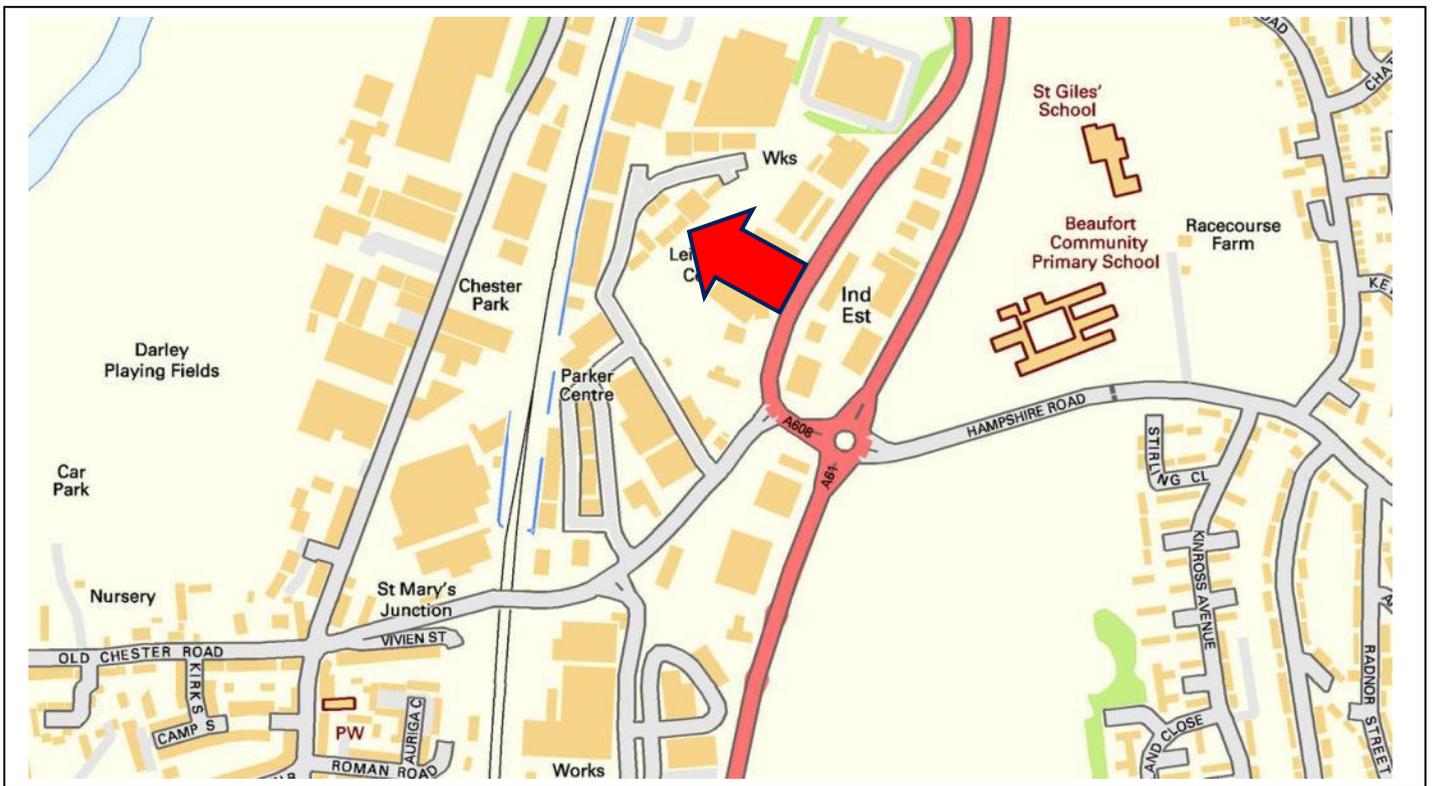
### Viewing

All Viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons

Contact: Martin Langsdale

Tel: 01332 295555

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



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.