

For Sale

Modern Hybrid Business Unit 5,350 sq ft (497 sq m)

Bailey House, Royal Scot Road, Pride Park, Derby, DE24 8AJ



- Modern hybrid unit comprising offices, trade counter and warehouse
- Floor boxes, and perimeter trunking
- Suspended ceilings with integrated LED lighting to offices
- Powder coated aluminium double glazed external windows and doors
- Warehouse with mezzanine additional mezzanine storage

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Location

Derby is an important East Midlands city located at the intersection with the A38 and A52 trunk roads connecting with J28 and J25 of the M1 motorway respectively.

The A50 is accessed via the nearby Raynesway and connects J23a of the M1, at Kegworth, with J15 of the M6 at Stoke on Trent.

Pride Park is strategically located immediately to the east of Derby's city centre running parallel with the A52, Brian Clough Way.

The Premises

The property comprises a modern, semi-detached hybrid office and warehouse building.

The unit is of steel frame construction with part brick and part steel profile cladding together with a steel profile clad roof.

The premises have been finished to a good specification including:

- Feature double glazed curtain wall to the front, external, elevation
- Floor boxes and perimeter trunking
- Air conditioning to office and trade counter areas
- Suspended ceilings with integrated LED and spot lighting units to office and welfare areas.
- Warehouse with automated loading door and mezzanine floor
- On site parking for approximately 16 cars together with loading apron to the warehouse loading door

The accommodation has been arranged to provide a ground floor reception area, offices, kitchen, shower and Ladies, gents and Disabled WC facilities.

There is a trade counter and a warehouse facility in which a mezzanine floor has been installed.



The first floor comprises a large open office area with 4 private offices/meeting rooms, Kitchen, Ladies WC and a server room off.



Accommodation

Floor areas are quoted on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor:

Offices and Welfare:	1,485 sq ft (138 sq m)
Trade Counter & Warehouse:	1,426 sq ft (132 sq m)

First Floor:

Offices and Welfare:	2,055 sq ft (191 sq m)
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Gross Internal Area:	4,966 sq ft (461 sq m)
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Mezzanine Floor (to warehouse)	384 sq ft (36 sq m)
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TOTAL:	5,350 sq ft (497 sq m)
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Services

We believe mains electricity, water and drainage are available and connected.

However, interested parties should satisfy themselves that the capacity of the services is adequate for their specific business requirements.

Non-Domestic Rates

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

Rateable Value: £47,000

The current multiplier is 0.499.

Town & Country Planning

We believe that the property has a permitted use for light industrial / warehouse and office use.

However, interested parties should make their own enquiries of Derby City Council to confirm that this represents the current position.

Tenancy

The ground floor offices, coloured blue on the attached plan, have been let by way of a lease for a term of 3 years from September 2024 at an annual rental at the rate of £10,950 exclusive.

In addition to the rent, costs incurred in respect of water rates, electricity, gas, buildings insurance, air conditioning service and maintenance, window cleaning, and maintenance of the communal, kitchen, toilets and entrance lobby are re-charged to the tenant at 20% of the total cost for the Bailey House.

The lease has been drawn outside the Landlord & Tenant Act 1954 Pt II and as such, the Tenant has no automatic right to renew when the term expires.

Common, shared areas, are coloured orange.

Terms

The property is offered for sale subject to the existing tenancy of the ground floor offices.

Price

£795,000



Value Added Tax (VAT)

All figures are quoted exclusive of VAT.

We are advised that the property is registered for VAT which is applicable at the prevailing rate.

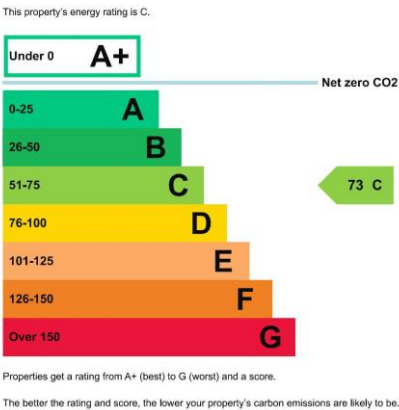
Anti-Money Laundering

In order to comply with anti-money laundering legislation, any offer is accepted is subject to Anti-Money Laundering checks.



Energy Performance Certificate

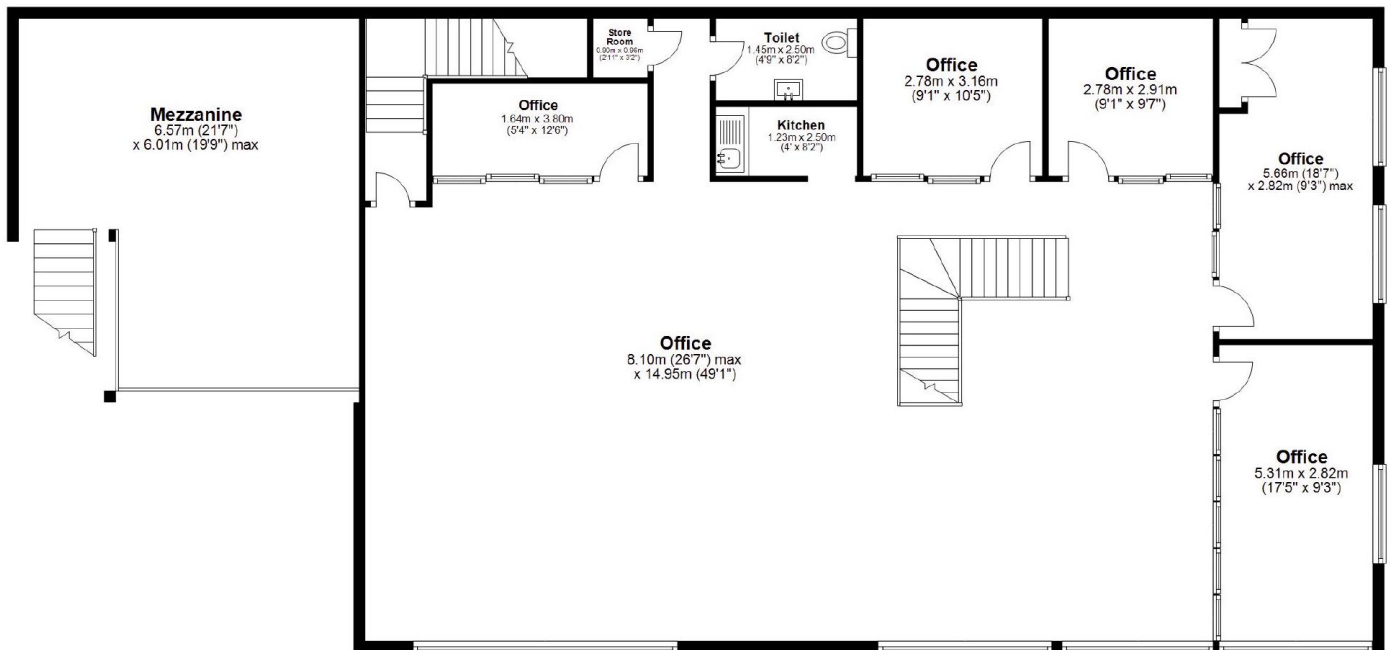
The premises Have been assessed as follows:



Ground Floor



First Floor



Floor plans are for illustrative purposes only
They are NOT to scale



More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

Subject to contract and availability



Misrepresentation Act 1991

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