

**TO LET - Ground Floor Office Suite**

**2,180 SQ FT** (203 sq m) NIA - 12 Car Parking Spaces

**GROUND FLOOR, CANTERBURY HOUSE, STEPHENSONS' WAY  
WYVERN BUSINESS PARK, DERBY DE21 6LY (DE21 6BF\*)**



- 2,180 sq ft (203 sq m) Self-Contained Ground Floor Office Suite
- Landscaped Premier Office Park - Wyvern Business Park
- To be Fully Refurbished prior to New Lease
- Fast Access to A52 and Derby Railway Station on Pride Park, and only minutes by car to J25 of the M1 Motorway
- Open Plan with Partitioned Offices and Meeting Room
- Gas-fired Heating – Comfort Cooling – Double Glazed
- Raised Floors for Cabling Purposes
- Private Car Parking – 12 spaces
- Within short walking distance of Wyvern Retail Park (Sainsbury's etc)

**Background: Ground Floor, Canterbury House** is a well-appointed office building on the Wyvern Business Park, Derby's dedicated office park.

\* We would advise interested parties to seek confirmation of the postcode to this property from the local authority and all relevant service providers.

**Location:** The Wyvern Business Park is an established and highly successful dedicated premier office park located two miles east of Derby City Centre, situated next to the Wyvern Retail Park (Sainsbury's etc). The Business Park itself extends to approximately 13 acres - comprising some 330,000 sq ft of offices and a Premier Travel Hotel.

**Swift Access to the A52:** The Wyvern Business Park benefits from prioritised access onto the A52 and provides dual-carriageway links (north, south, east, west) to the Derby Ring Road, the M1, A50, A6, A38, M42 and the East Midlands Airport. (Please note roadworks are currently in place as part of the A52 Wyvern Transport Improvement Scheme).

**Companies on The Park:** The Wyvern Business Park has always attracted international and regional companies including; Assystem, Boulting Group, Capita Plc, Dains Accountants, Dermalogica, Esker, Fast React (part of Coats Global Services), Four04, HM Government regional offices, Keir Group, Motorpoint Plc (offices), P Ducker Systems, Steris, Workstation, and Zebra Finance. Local firms include: Altius, Create Financial Management, Cirrus, Dorians Solicitors, Franklands, Marpal, Raybould & Sons, Shapcotts Accountants, Shevill Parkes, Smart Recruitment, Xuper IT Support, and many others.

**Public Transport:** A regular bus service operates from Derby City Centre to the Wyvern Business Park approximately every 30 minutes during the working week with stops at:-

Derby Mainline station ➤ Pride Park "Park & Ride" facility ➤ Wyvern Business Park

Journey time by bus to The Wyvern is approximately 10 mins from the City Centre.

**Bus stops are located on Stanier Way, close to the property.**

**Local Facilities:** The Wyvern Retail Park is located within a few minutes' walk. Retailers include:-

- Sainsburys supermarket and petrol station, and stores including Boots, Halfords Autocentre, Homebase, Mothercare, and Next.
- Local places to eat including Costa Coffee, MacDonald's Pizza Hut, Seven Restaurant, Starbucks, Subway
- Leisure facilities including David Lloyd Fitness Centre, JJB's and Virgin Health Club
- A 110x bedroom Premier Travel Inn on the Wyvern Business Park (there are other hotels also in the vicinity).

**Internal Features:** Carpeting throughout; raised access floor for cabling; quality toilet accommodation; gas fired heating; double glazing; comfort cooling; partitioned meeting rooms.

**Ground Floor Internal Accommodation:** Common ground floor entrance area, leading to:

Ground Floor Suite, comprising OPEN PLAN offices, and demountable partitioned offices:

Office 1: 4.03 m x 3.48m

Office 2: 3.48m x 3.39m

Office 3: 3.48m x 3.40m

Office 4: 5.08m x 3.86m

Kitchen and Comms Room

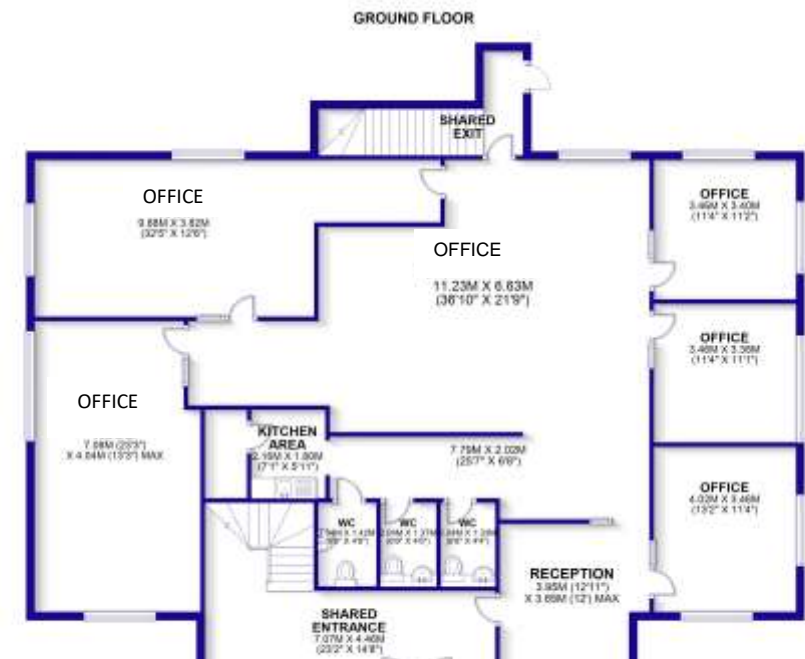
One disabled Toilet and Two further Toilets

**Total Floor Area (NIA) 2,180 SQ FT (203 SQ M)**

**Heating and Air Conditioning:** Heating provided by gas-fired boiler and radiator. Cooling provided by air conditioning units.

**Raised Floors:** The floors are raised to accommodate floor boxes throughout – containing data cabling points, telephone points and power points.

**Car Parking:** 12 spaces are included.



**Service Charge and Insurance Contributions:** The current annual service charge is £960, and the current annual insurance reimbursement is £470 (both are subject to annual review).

**Water Rates and Sewerage Charges:** Information on water and sewerage charges can be obtained from the agents, Raybould & Sons.

All the above figures are indicative only and need to be confirmed with the landlord and the relevant authority before signing the lease.

**Services:** All mains services are available and connected. We have not tested any of the services or installations.

**Planning & Use:** We understand that the premises have the benefit of existing planning consent for office use (B1). However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

**Lease Terms:** The property is available on new lease terms to be agreed. The tenant will be responsible for internal repairs, decoration and maintaining the landlord's fixtures and fittings. The landlord maintains the exterior of the building and the common landscaped areas for which the occupier will pay an annual service charge. The tenant is also responsible for reimbursing the landlord for the cost of insuring the building annually against fire and similar risks and also for paying direct to the local authority the appropriate business rates together with water and sewerage charges. The heating, cooling system and electricity supply are all self-contained and the tenant pays for all costs involved direct to the gas and electricity suppliers.

**Landlord's Fixtures and Fittings:** Landlord's fixtures and fittings include raised access floors and floor boxes – carpeting, partitions, gas-fired heating, fire alarm system, security alarm system, emergency lighting, recessed lighting, hot water heater and comfort cooling system.

**Rent:** £29,950 per annum plus vat.

**VAT:** VAT will be charged at the standard rate on the rent.

**Legal Costs:** Each party to the transaction will bear their own legal costs.

**Energy Performance Certificate:** The Energy Performance Certificate can be made available upon request.

EPC Reference number: 0290-0331-3769-6808-7002 Rating: C-59

## Rating Information:

Description: Offices and Premises: Current Rateable Value: £18,000

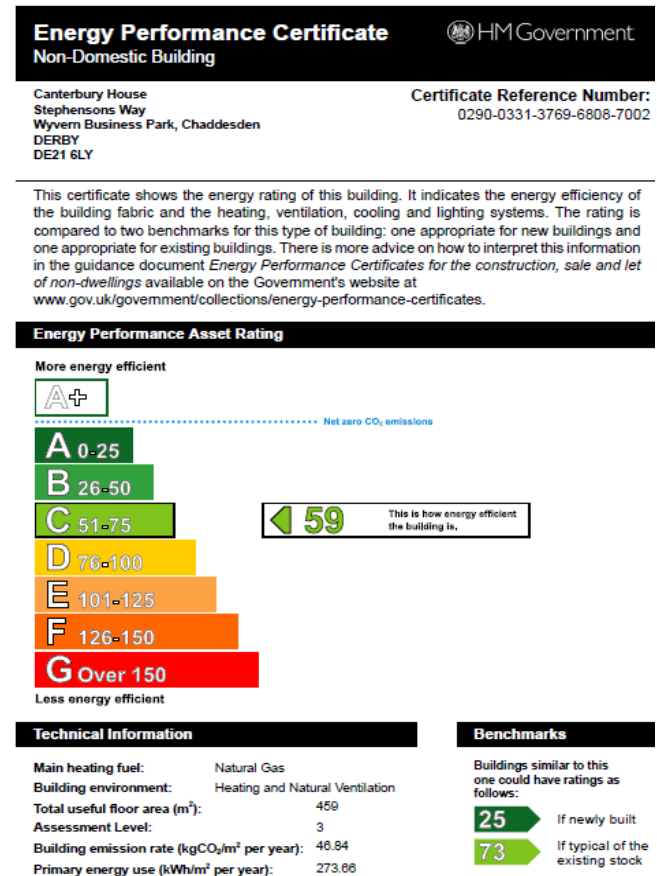
This is not the amount you will pay. The Rateable Value is used to calculate your rates bill. Interested parties should however rely on their own investigations as to the rates liability. The local billing authority is Derby City Council (business [rates@derby.gcsx.gov.uk](mailto:rates@derby.gcsx.gov.uk))

## Anti-Money Laundering (AML)

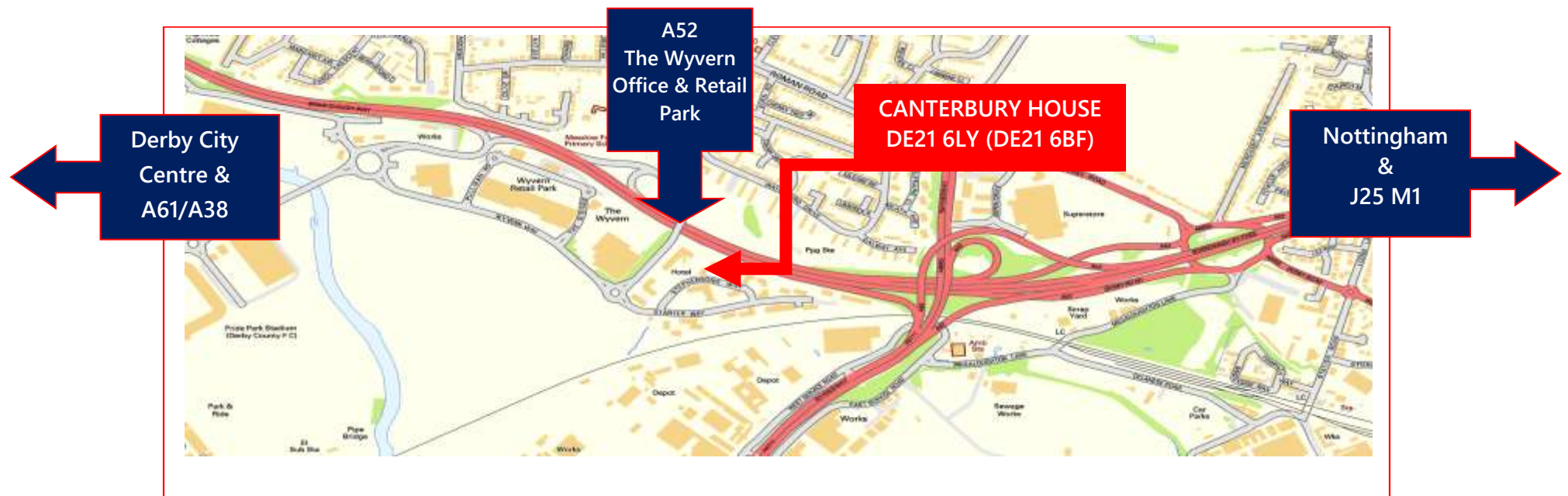
As part of our AML policy and procedure two photographic ID documents and a recent utility bill will be required by an incoming tenant.

**Viewing:** All viewings to be strictly by prior appointment through the sole letting agents, Raybould & Sons.

**Contact:** Trevor Raybould Tel: 01332 295555 Email: [trevor@raybouldandsons.co.uk](mailto:trevor@raybouldandsons.co.uk)  
*All subject to contract and availability (December 2019)*







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