

Raybould

& Sons
Chartered Surveyors

- Prominent Location on Landscaped Premier Office Park
- Fast Access to A52 and Derby Railway Station via Pride Park
- Within short walking distance of Wyvern Retail Park (Sainsbury's etc)
- Gas-fired Heating and Double Glazing
- Raised Access Floors
- Private car parking for 18 cars
- Lift access*

To Let

Self-Contained First Floor Offices

3,000 Sq Ft (278 sq m) NIA with 18 Car Parking Spaces

Charlotte House, Stephenson's Way, Wyvern Business Park, Derby, DE21 6BF



01332 295555

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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 18 acres - comprising some 330,000 sq ft of offices and a Premier Travel Hotel.

Charlotte House is located on Derby's premier office-only park, The Wyvern, adjacent to the A52, 1 mile from Derby City centre and approximately 6 miles from Junction 25 of the M1 Motorway.

The 18 acre Wyvern Office Park is located next to the Wyvern Retail Park which adjoins Pride Park.

Companies on The Park:

The Wyvern Business Park attracts international and regional companies and organisations including:

Current occupiers include:

HMRC Government Regional Offices, Dains Accountants, Dermalogica, Four04, The Hoyl Group Ltd, Motorpoint Plc, P Ducker Systems, Steris, LSTC, Workstation, The Strucad Group and Cheval. American Companies: Flat Irons Solutions Ltd and Henry Schein Medi Holdings. French Group: Assystem (UK) Ltd.

Local firms include: Altius, Dorians Solicitors, Marpal, Raybould & Sons, Shapcotts Accountants, Shevill Parkes, Xuper IT Support, Right Legal Group, Professional Properties, Pib Insurance Group 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 and Wyvern Business Park

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, Tapi Carpets, and Next.
- Local eateries include; Costa Coffee, MacDonald's, and with a further short walk to Burger King and Tim Horton's.
- Orange Theory Fitness

Additional facilities can be found on the nearby Pride Park including:

- Seven Restaurant, Subway, Frankie & Benny's and Nicco's Restaurant
- David Lloyd Fitness Centre and D W Sports Centre

The Premises

The self-contained first floor office accommodation is approached by a separate entrance situated directly off the car park, with a staircase leading to the first floor.

The suite comprises 3,000 sq ft of net useable office space which is part-open plan, together with partitioned offices.

In addition, the offices have the benefit of exclusive gents' and ladies' toilet facilities, and a fitted kitchen.

The offices have the benefit of gas fired heating, air conditioning cassettes, and raised access floors throughout with useful floor boxes for IT, telephone and power points.

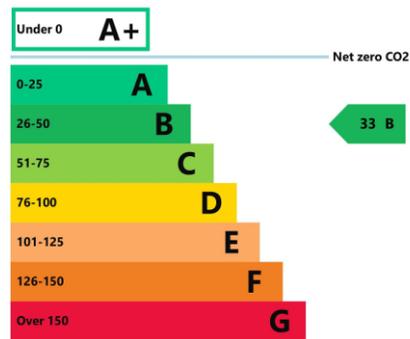
***Lift:** There is a lift to the first floor for disabled visitors, or heavy goods.

Lift access is by prior arrangement with Dains who occupy the ground floor.

Please note the ground floor of Charlotte House is occupied by Dains, chartered accountants, and there is a mutual arrangement for fire escape routes.

Energy Performance Certificate:

An Energy Performance Certificate has been instigated and will be available shortly.



Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Planning & Use:

We understand that the premises have the benefit of existing planning consent for office use (B1) as defined in old version of 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 and to determine whether planning consent is required for their proposed use.

Rating Information:

Description:

Offices and Premises:

Current Rateable Value: £25,500

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).



Lease Terms:

The property is available to let by way of a new lease for a term to be agreed.

The in-coming tenant will be responsible for:

- Maintenance and repair of the interior of the property and the landlord's fixtures and fittings.
- Payment of the rent plus VAT, quarterly in advance – full details from the sole agents.
- The annual service charge for the First Floor is calculated for 2025 at £10,737.50 per annum. Services include provision of electricity, gas and water use, window cleaning, pest control, refuse bins and collection, external repairs to the fabric of the property, maintenance of the landscaping and common parts, and the managing agents' fees for providing the services.
- Payment of the annual insurance premium for using the property against fire and similar risks. This cost is split between the two office suites in the property on a floor area basis.

- e. At the end of the new lease the property will be handed back by the tenant in full repair and decorative order, including the replacement of the carpets.
- f. The in-coming tenant will be responsible for the payment of business rates direct to Derby City Council.

Rent

£36,000 per annum plus VAT to include 18 car parking spaces.

Value Added Tax:

VAT will be charged at the standard rate to the rent and service charge.

Legal Costs:

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

Viewing:

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

Contact:

Trevor Raybould

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Email: trevor@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.

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