

**To Let** either as a whole or will split

## Ground & First Floor Offices

**94 – 1,307 sq ft** (9 – 121 sqm)

Chatsworth Court, Uttoxeter Road, Hilton, Derbyshire, DE65 5GE



- Well presented modern office accommodation
- On site car parking
- Suspended ceilings with Category II lighting units
- Bookable ground floor meeting room available

01332 295555

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

## Location

Chatsworth Court is located within the grounds of Alpha House (Alpha Construction) on the western edge of the village of Hilton with direct access from Uttoxeter Road (A511) in a semi – rural location with views of the Dove Valley. The A50 trunk road, linking junction 15 of the M6 at Stoke with junction 24 of the M1 at Kegworth, is approximately 1 mile distant.

Hilton is situated to the south-west of Derby at the junction with the A516 and the A50 which, in turn, connects with the A38.

## The Property

Chatsworth Court comprises a two storey detached office building constructed in 2005 with cavity walls incorporating facing brick work and a concrete block inner skin under a dual pitched roof.

There is mix of individual rooms and small suites

The offices have been finished to a modern standard including...

- Powder coated aluminium framed double glazed external windows and doors
- Air conditioning units
- Suspended ceilings with integrated Cat II lighting units
- Raised floors
- Cat 5 cabling
- 12 car parking spaces (allocated on a pro rata floor area basis – if split)
- 2 further parking spaces if additional office space taken
- Separate ground floor meeting room available by way of advance booking
- Disability access ramp to the main ground floor entrance

There is kitchenette at ground and first floor levels.

Additional office accommodation may be available by negotiation.

On the ground floor there are Ladies, Gents and Disabled WC's together with the service/utilities room all of which are used in common with fellow occupiers.

Whilst, it is our client's preference to let all of the available office space to a single occupier, consideration may be given to the sensible splitting of the accommodation into smaller units.

## Availability

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

### Ground Floor:

Office 2	137 sq ft	(12.7 sq m)
Office 3	137 sq ft	(12.7 sq m)

### First Floor:

Office 9:	137 sq ft	(12.7 sq m)
Office 10:	137 sq ft	(12.7 sq m)
Office 11:	137 sq ft	(12.7 sq m)
Offices 12, 13 & 16 :	528 sq ft	(49.0 sq m)
Office 17:	94 sq ft	( 8.7 sq m)

**TOTAL AVAILABILITY 1,307 SQ M (121.42 SQ M)**

Please note that floor areas are provided for information purposes only and prospective occupiers are advised to undertake their own measurements of the property.

## Outside

A surfaced driveway from Uttoxeter Road provides access into the site and Chatsworth Court is located immediately to the rear of the Alpha Construction building.

## Services

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

We have not tested any of the services and interested parties should make their own investigations in order to ensure that the capacity of the services is adequate for their purposes.

## Non-Domestic Rates

From our investigations of the Valuation Office website, we understand that the premises have been assessed for non-domestic rates as follows:

Offices 2 & 3 part of a larger assessment to be split	
Offices 9 - 10	£1,925 Rateable Value
Office 11	£1,150 Rateable Value
Offices 12 – 18	£8,100 Rateable Value

Small business rate relief may apply and we advise interested parties to make their own enquiries of Derby City Council Rates Department.

Telephone: 03332 006900.

## Planning & Use

We believe that the premises have a permitted use falling within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order.

Interested parties must, however, make their own enquiries of Derby City Council and ensure that their proposed use complies with planning regulations and to determine whether they an application for change of use.

## Terms

The premises are available by way of a new lease for a term to be agreed and contracted outside the protection of the security of tenure provisions of the Landlord and Tenant Act 1954.

The Tenant will be responsible for internal repairs and decoration.

## Rent

Upon application

## Service Charge

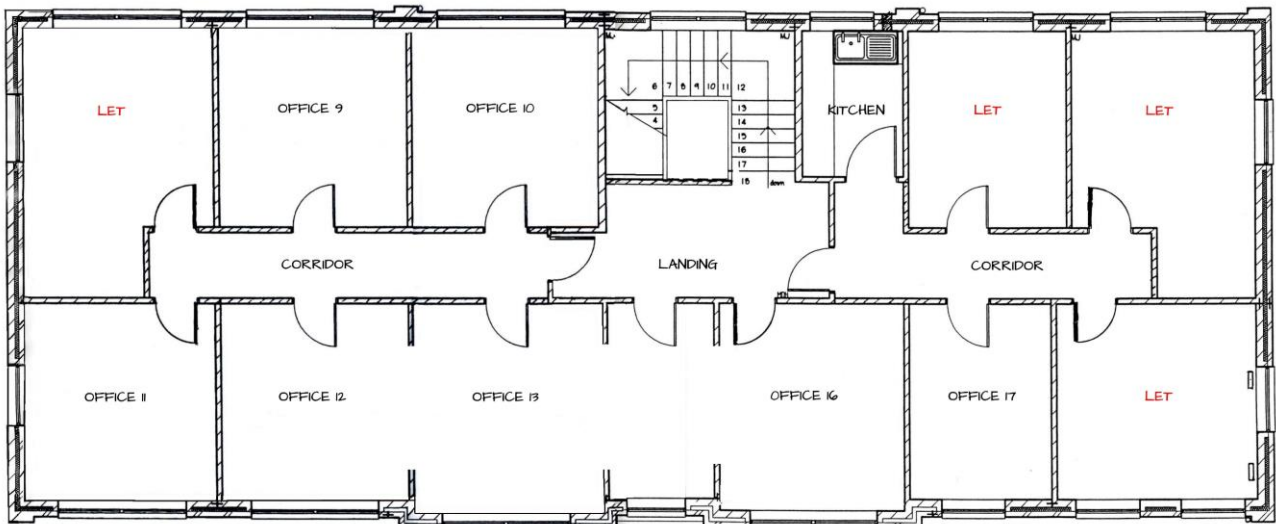
A service charge will be levied as a contribution towards common facilities (including electricity, air conditioning and heating, water and sewerage, cleaning and maintenance of the common parts (including repairs and maintenance to the exterior of the building), buildings insurance etc but excluding telecommunications and Non-Domestic Rates.

## Legal Costs

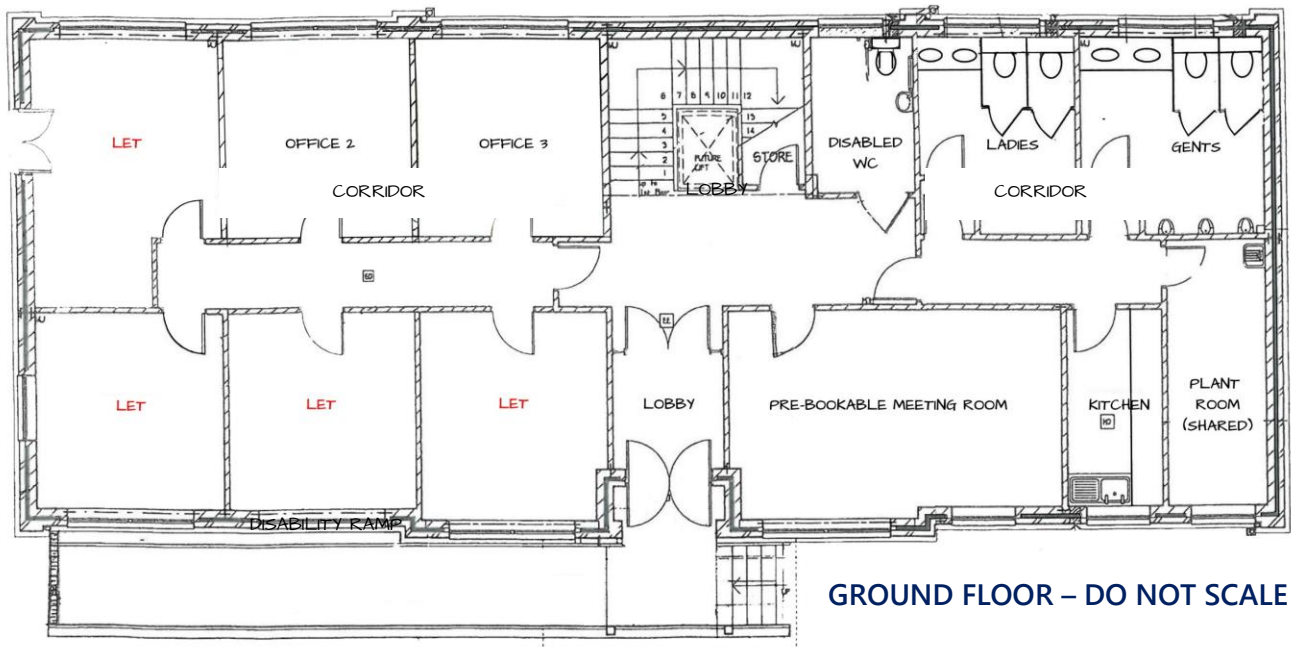
Each party is to bear their own legal costs incurred.

## Value Added Tax (VAT)

All figures are quoted exclusive of VAT which will be payable on the rent and service charge.



FIRST FLOOR – DO NOT SCALE



GROUND FLOOR – DO NOT SCALE

## EPC

Energy Performance Rating: C-71

A copy of the EPC is available upon request.

## Viewing

Strictly by prior appointment through the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

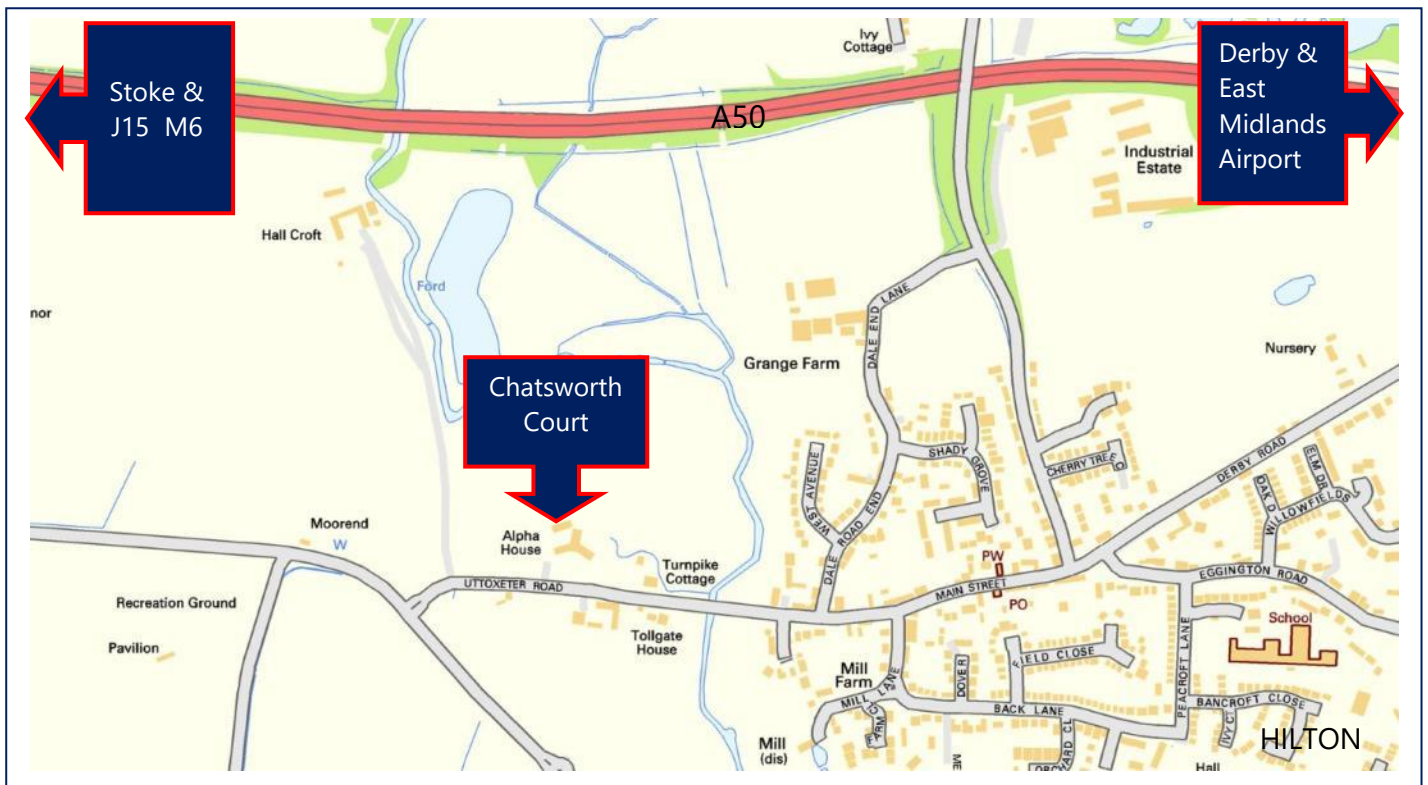
Tel: 01332 295555

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



PRE-BOOKABLE MEETING ROOM

Subject to Contract and Availability



### Misrepresentation Act 1991

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