

For Sale / To Let

A Well Appointed Semi-Detached Office Building

2,917 sq ft (271 sq m)

11 Car Parking Spaces with potential for 16 spaces S.T.P*

Durham House, Stanier Way, Wyvern Business Park, Derby DE21 6BF



- Landscaped Premier Office Park - Wyvern Business Park
- Potential Signage Opportunities - visible from A52 (subject to planning consent)
- Fully Refurbished with new carpets throughout all office areas
- Gas Heating and Comfort Cooling
- Raised Floors – Double Glazed

Background: **Durham House** is a well-appointed semi-detached office building on the Wyvern Business Park, Derby's dedicated office park.

The offices, built in 2003 by William Davis, together with a private car park, are available to rent by way of a new lease.

Location: The Wyvern Business Park is an established and highly successful dedicated premier office park located 2 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 easy 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.

Companies on The Park: The Wyvern Business Park has always attracted international and regional companies including: Flatirons Solutions, Xuper, Assystem, Boulting Group, Capita Plc, Dains Accountants, Dermalogica, Fast React (part of Coats Global Services), Four04, HM Government regional offices, Keir Group, Motorpoint Plc (Head Office), P Ducker Systems, Steris, Workchain, Mediholdings Limited and Premier Healthcare.

Local firms include: Altius, Create Financial Management, Cirrus, Dorians Solicitors, Franklands, Marpal, Raybould & Sons, Shapcotts Accountants, and Shevill Parkes,

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.

Journey time by bus to The Wyvern is approximately 10 mins from the City Centre and bus stops are located on Stanier Way, close to the property.

Local Facilities: The Wyvern Retail Park is located adjacent the Wyvern Business Park, within a few minutes' walk, where occupiers include:-

- Sainsbury's supermarket and petrol station, Boots, Halfords Autocentre, Homebase, Home Bargains, and Next.
- Local places to eat include Costa Coffee, MacDonald's Pizza Hut, Seven Restaurant, Starbucks, and Subway.
- Leisure facilities include 'Orangetheory Fitness' 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).

Accommodation: The two-storey self-contained semi-detached office building comprises

On the Ground Floor – Entrance hall, disabled WC, attractive reception, kitchen, waiting room leading to Boardroom and mainly open plan office area.

On the First Floor – Open plan offices with two separate manager's offices, and a Server room, two further WCs

A feature of the first floor is a floor to ceiling bay window to the front and two large corner windows.

Ground Floor 1,389 sq ft (129 sq m)

First Floor 1,528 sq ft (142 sq m)

Total Floor Area (NIA) 2,917 SQ FT (271 SQ M)

Heating and Air Conditioning: Heating is provided by gas-fired boiler and radiators. 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: 11 spaces are included.

*There is a designated grassed area of land within the site which, subject to planning, would provide 5 more spaces making 16 in total as originally planned.

Potential for Promotion to A52: The property adjoins the A52 slip road which provides the opportunity (subject to planning) for external signage to the rear elevation for promotional purposes.

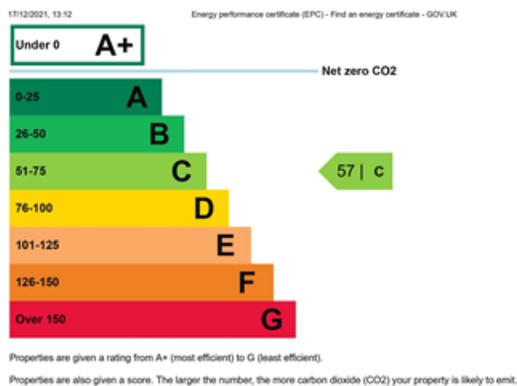
Services: All mains services are available and connected.

Nominal Service Charge: A nominal service charge is levied by a management company in respect of maintaining the immediate landscaping, paved entrance areas, car park and barriers.

VAT

VAT will be charged at the prevailing rate.

Energy Performance Certificate



Rating Information:

Description: Offices and Premises

Rateable Value: £29,500

This is not what you will pay.

Interested parties should however rely on their own investigations as to the rates liability - Derby City Council (businessrates@derby.gcsx.gov.uk).

Lease Terms: The property is available on new lease terms to be agreed.

Rent: £32,500 per annum plus vat or

Freehold Sale: Guide Price £475,000

VAT: VAT will be charged at the standard rate.

Floor Plans: Floor plans are available upon request.

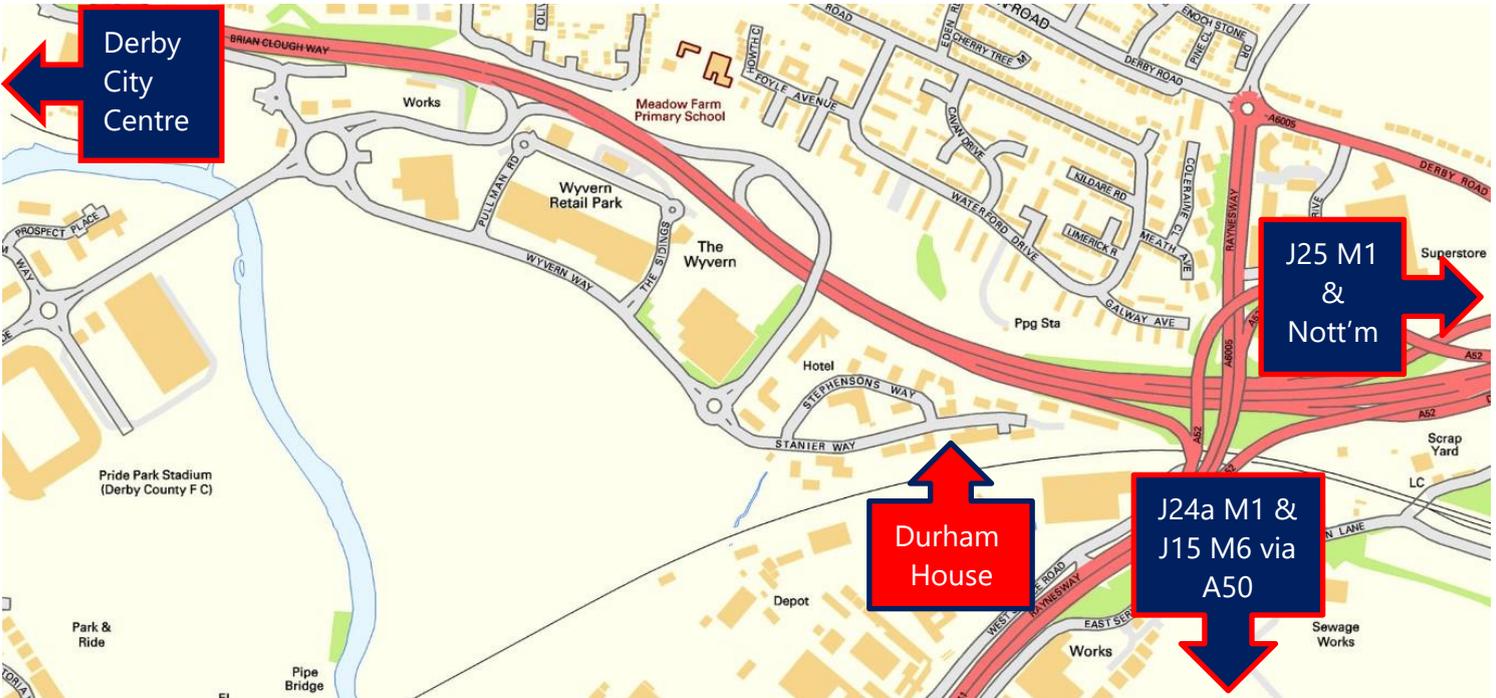
Viewing: All viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons – (Trevor Raybould)

Contact: Trevor Raybould

Tel: 01332 295555

Email: trevor@raybouldandsons.co.uk





All subject to contract and availability

Misrepresentation Act 1991

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