

To Let

Modern Office Building with 16 car parking spaces
2,983 sq ft (277sq m)

Evolution House, Stephenson's Way, Wyvern Business Park, Derby, DE21 6LY



- A modern two storey office building on dedicated office park
- 16 car parking spaces
- Comfort cooling and independent gas fired heating
- Raised access floors
- Convenient for A38, A50 and A52

01332 295555

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Location

Derby is an East Midlands city enjoying excellent road communications with links to the M1, M6, A50, A42, M42 and the East Midlands International Airport.

The Wyvern Business Park is a dedicated office park located to the east of Derby City Centre and has always attracted international and regional companies including: Assystem, Boulting Group, Capita Plc, Dains Accountants, Dermalogica, HM Government regional offices, Keir Group, Motorpoint Plc, P Ducker Systems, Steris, and Right Legal. Local firms include: Altius, Create Financial Management, Dorians Solicitors, Professional Properties, Marpal, Shapcotts Accountants, Shevill Parkes, Workchain, Xuper IT Support, and Raybould & Sons,

Local Facilities: There is a 110 bedroom Premier Travel Inn on the Wyvern Business Park and the Wyvern Retail Park is located within a few minutes' walk where facilities include:

- Sainsburys supermarket and petrol station, and stores including Boots, Halfords Autocentre, Homebase, Home Bargains, Go Outdoors and Next Home.
- Costa Coffee and MacDonald's (Burger King and Tim Horton's are also located nearby)

Public Transport:

A bus service currently operates from Derby City Centre to the Wyvern Business Park 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 minutes from the City Centre and Bus stops are located on Stanier Way and Stephenson's Way, close to Evolution House.

The Premises

The premises comprise a semi-detached modern office building with 16 car parking spaces.

The offices are gas-centrally heated and have comfort cooling throughout, with raised access floors for cabling needs, fitted carpets, double glazing, and a security grille to the front entrance and ground floor windows.

The accommodation is arranged to provide a ground floor reception lobby, with disabled WC off.

The offices are laid out in a mixed open plan and cellular formation created by way of office partition walls - these can be altered/removed to provide an alternative layout to suit individual requirements.

There are additional Ladies and Gents WCs on the first floor landing.

Accommodation

Measured on Net Internal Area basis (NIA):

Ground Floor: 1,460 sq ft (135.6 sq m)

First Floor: 1,525 sq ft (141.7 sq m)

TOTAL NIA: 2,985 SQ FT (277.3 SQ M)

Measurements and floor areas quoted are provided for guidance only and should be verified on site by any interested party.

Services

We believe all mains services available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

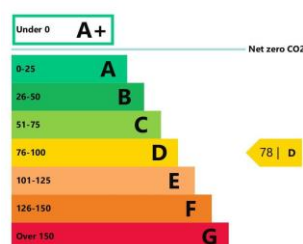
Town & Country Planning

We believe that the premises have a permitted use falling within Class E(i) of the Town & Country Planning (Use Classes) Act 2021

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.

Energy Performance Certificate (EPC)

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Non-Domestic Rates

We understand that the premises are assessed for Non Domestic Rates as follows:

Offices and Premises

Rateable Value: £31,000

Non Domestic Rates multiplier 0.449 2022/23

Service Charge

A service charge is payable in respect of the maintenance of common areas to include the car park access roads and landscaped areas.

This charge is split equally between Evolution House and the adjacent Stephenson's House.

Terms

The property is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed and will incorporate regular rent reviews where and if appropriate.

Rent

Upon application

VAT

We are advised that VAT will be payable on the rent and any charges.

Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

Viewing and More Information

Contact: **Martin Langsdale**

Tel: **01332 295555**

Email: **martin@raybouldandsons.co.uk**





Misrepresentation Act 1991

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