Raybould & Sons
Chartered Surveyors

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

To Let

Superb Ground Floor Offices

1,460 sq ft (136 Sq m)

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



- Exclusive quiet location at the heart of the Wyvern Business Park
- Shared Impressive marble tiled entrance foyer
- Gas fired central heating and comfort cooling
- Excellent Car Parking – up to 8 / 9 spaces
- Easy Access to A52 Dual Carriageway – leading to J25 of M1 and Nottingham

01332 295555 rayboulandsons.co.uk

Background

LSTC Ltd has occupied the offices for many years from new and are now expanding to larger offices.

The offices will be totally refurbished 'as new' before re-occupation. Data cabling will be left in situ.

The Wyvern Business Park

The Wyvern Business Park is an established and highly successful premier office park located approximately 2 miles east of Derby City Centre, and totalling some 18 acres.

Together with the adjacent Wyvern Retail Park, the Wyvern Business Park is strategically located close to Pride Park and benefits from immediate access onto the A52 dual carriageway, with direct dual-carriageway links north, south, east and west to the Derby Ring Road, M1, A50, A38, M42 and the East Midlands Airport.

The Wyvern Business Park has attracted international companies including Motorpoint Head Office, NatWest Bank, Assystems, Strumis Ltd, J Henry Schein Group, JDR Group, Dorians (solicitors), Steris, Marpal, Raybould & Sons (chartered surveyors), Pertemps.



Local Facilities

Local facilities which serve the Wyvern Retail Park include a Premier Travel Inn (108 bedrooms) located on-site.

On the adjacent Wyvern Retail Park and Pride Park are stores including Sainsbury's, Boots, together with restaurants and fast-food outlets including Pizza Hut, Greggs, Burger King and Kentucky Fried Chicken, Subway, McDonalds and Costco as well as the independently run Seven restaurant

A David Lloyd Gym and Fitness Centre, JJB Fitness Club and Virgin Active Health Club are also conveniently located within a short driving distance.

Public Transport

There is currently a useful public bus service to and from Derby city centre, calling at the Railway Station and "park and ride" facility next to Derby Arena.

Car parking for Derby Railway Station is gained direct from Pride Park, using the pedestrian link adjacent to "The Roundhouse".



Accommodation

The accommodation has been finished to a generous standard and includes:

- Impressive common entrance area.
- 136 sq m (1,460 sq ft) open plan offices.
- Gas fired heating and comfort cooling throughout.
- Generous floor to ceiling height.
- Fully accessed raised floors for IT, power and telephone cabling needs, utilising floor boxes to suit desk layout.
- Carpeted throughout.
- Two toilets.
- Double glazing
- Alarm system and fold back security window grilles
- Kitchenette area
  Private allocated car parking in landscaped setting for up to 8/9 spaces
- Hardwood finishes to skirtings, architraves and doors





Non-Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non-Domestic Rates as follows:

Offices and Premises

Rateable Value: £15,000

Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

Planning

The premises have a current permitted use as offices falling within Use Class E (g)(i).

Lease Terms

The ground floor lease is available by way of a new lease on long term or flexible terms by negotiation.

The owner of the building will be responsible for maintaining the exterior of the building, the internal common areas, toilets, the external grounds, the car parks and the window cleaning and will raise a pro-rata service charge on a quarterly basis payable by the tenant.

The tenant will be directly responsible for internal repairs of the property and landlord's fixtures and fittings, the internal decoration, payment of gas and electrical costs in relation to the heating, cooling, power and light, together with the payment of business rates, water rates and sewerage charges.



Rent

£20,000 per annum exclusive

VAT

Currently not charged on the rent but landlord reserves the right to do so in the future.

Legal Costs

Both parties to pay their own legal costs.

Agent's interest in the property

It should be noted the letting agent is the freehold owner

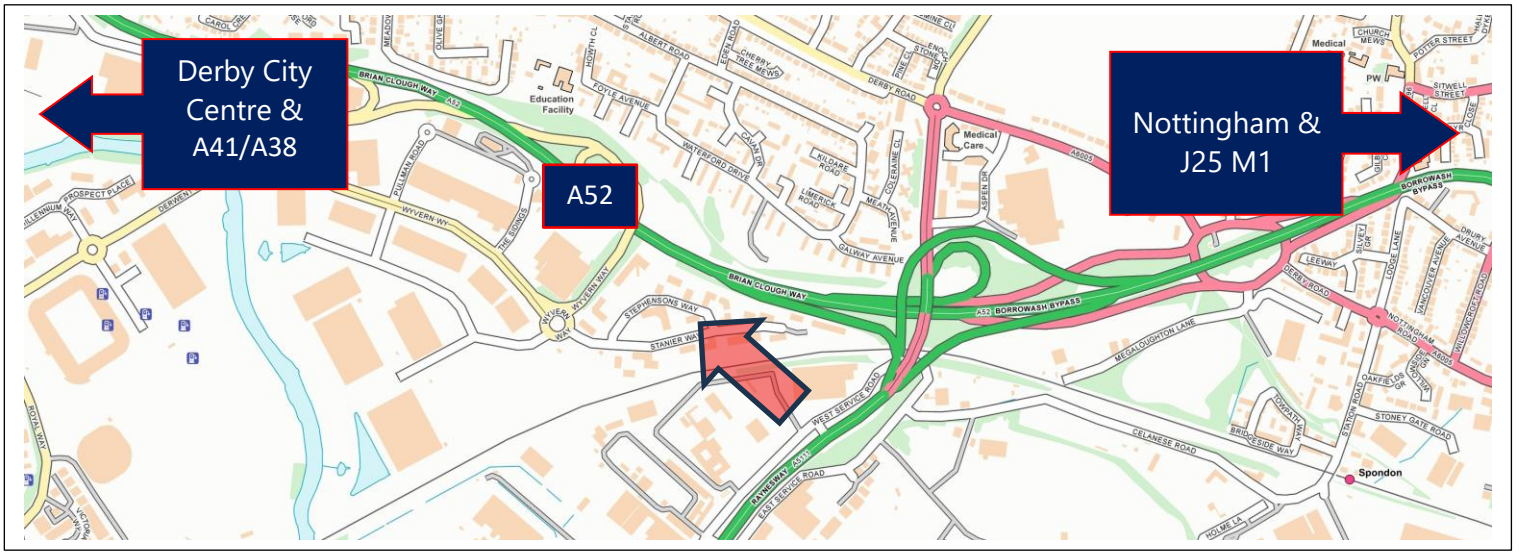


Viewing and Further Information

All viewings are to be strictly by appointment with the sole selling agents, Raybould & Sons.

Contact: Trevor Raybould
Email: trevor@rayboulddandsons.co.uk
Tel: **01332 295555**





Misrepresentation Act 1991

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