

To Let

Modern Ground Floor Offices

764 sq ft (71 sq m)

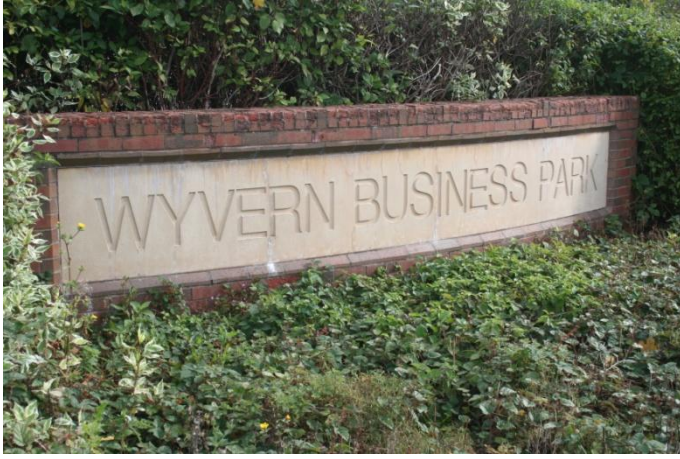
Unit E Wyvern Court, Wyvern Business Court, Derby DE21 6BF



- Ground floor self-contained offices on prestigious office park
- 3 car parking spaces
- Comfort cooling and independent gas fired central heating
- Raised access floors
- Excellent road communications

01332 295555

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Location

The Wyvern Business Park adjoins the A52 dual carriageway being only 1.5 miles from Derby City Centre and 6 miles west of Junction 25 of the M1 Motorway and 18 miles south of J28 via the A38.

The nearby Raynesway provides dual carriageway access to the A50 which links the M1, A42/M42 and East Midlands Airport (at Kegworth/Castle Donington) with J15 of the M6 at Stoke.

Bus, Rail and 'Park & Ride'

Currently a public bus service runs from the City Centre, stopping close to the secondary entrance to the Midland Railway Station (via a pedestrian bridge) and the 'Park & Ride' facility on Pride Park (located next to the new Velodrome) before calling at the Wyvern Business Park during the working day.

An up-to-date timetable can be found here:

<https://bustimes.org/services/pr-derby-pride-park-the-wyvern>

Background

The owner of the adjoining office (Unit F) purchased the freehold interest in Unit E and combined the two upper floors for their own occupation.

In doing so they have created a self-contained ground floor unit with its own independent access and is now available to let by way of a new lease.

The Property

The subject premises provide modern self-contained office unit which has been arranged to provide an open plan office/administration area together with well-presented Ladies/Disabled and Gents WC's and a kitchenette facility directly off.

The offices have been finished to a high standard including:

- Gas fired heating
- Comfort cooling
- Double glazing (tinted)
- Two quality toilets including disabled facilities
- Raised access flooring for under-floor data cabling, telephones and all electric power points terminating in floor boxes
- Suspended ceiling with recessed lighting units
- Fire and Smoke Alarm.
- 3 car parking spaces

Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis.

Net internal area: 764 sq ft (71 sq m)

Services

We believe mains gas, water and electricity are available and connected.

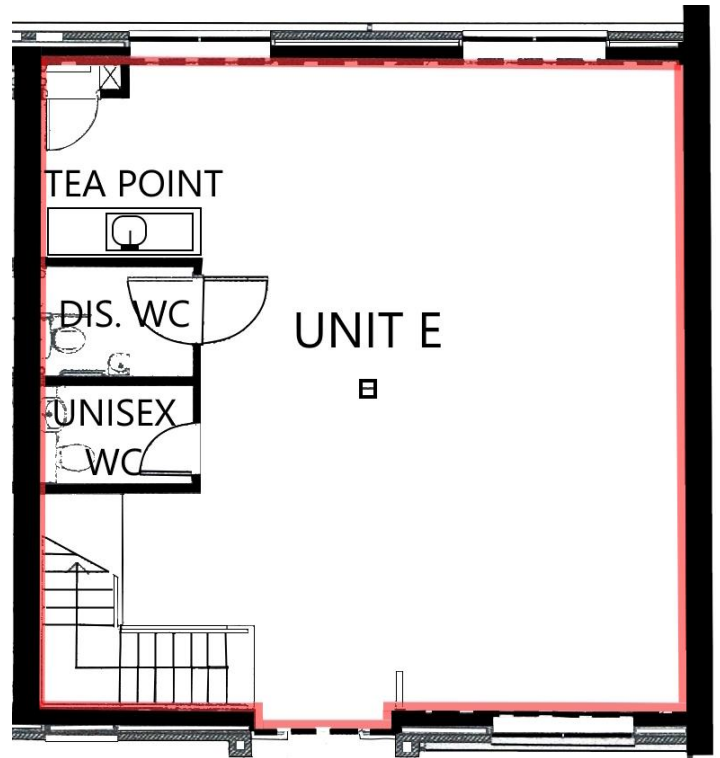
We have not tested any of the services.

Town & Country Planning

We believe that the premises have the benefit of existing planning consent for office use falling within Class B1 of the Town & Country Planning (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 specific use of the premises.





Indicative layout only
Not to Scale

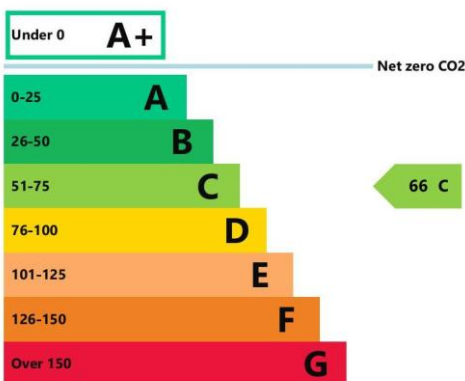
Fire Escape

The first floor offices have the use of the staircase in the event of an emergency only.

EPC

An energy performance certificate can be made available on request.

Rated: C 66



Terms

The premises are available by way of a new lease – terms to be negotiated.

The incoming occupier will be responsible for keeping the property and fixtures and fittings in good repair and decoration.

Inclusive Rent

£12,500 per annum plus VAT to include gas, water, electricity, service charge, fibre optic broadband connection and the use of the existing office furniture and telecoms equipment.

Additional Items

Any Non-Domestic Rates are payable in addition directly to the Local Charging Authority: Derby City Council.

Legal Costs

The Landlord will seek a contribution towards his legal costs incurred in this transaction.

Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons

Contact: Martin Langsdale

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Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

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