

For Sale or To Let
Modern Office Building
3,987 sq ft (370 sq m)

G2 Wyvern Court, Wyvern Business Park, Derby, DE21 6BF



- A modern two storey self-contained office building
- 12 car parking spaces and scope for more*
- Comfort cooling and independent gas fired heating
- Raised access floors

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 and comprising some 330,000 sq ft of offices and a Premier Travel Hotel.

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

Local firms include: Altius, Create Financial Management, Cirrus, Dorians Solicitors, Franklands, Marpal, Raybould & Sons, Shapcotts Accountants, Shevill Parkes, Smart Recruitment, Xuper IT Support, and others.

The Property

The property comprises a self contained modern office building which is part-open plan and part cellular and offers the following specification:

- Full raised access floors for IT, power and telephone cabling
- Suspended ceilings with CAT II lighting
- Carpeting
- Double glazing
- Gas fired heating
- Comfort cooling
- Disabled facilities and quality toilet accommodation
- 12 car parking spaces

Net Internal Area: 3,987 sq ft (370 sq m)

Services

We believe mains water, drainage, gas and electricity are 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 property has a permitted use falling within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 which has been superseded and now falls within Class E of the 2020 amendment.

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 permission is required for their proposed use.

Non-Domestic Rates

The online Rating List provides the following entry for the premises:

Rateable Value: £42,250

The Non-Domestic Rate multiplier for the financial year 2022/23 is 0.512.

Service Charge

A service charge is levied upon owners/occupiers and this will become the responsibility of the ingoing tenant/purchaser.

Terms

The property is offered either for sale freehold with vacant possession or

To let buy way of a new full repairing & insuring lease for a term of years to be agreed.

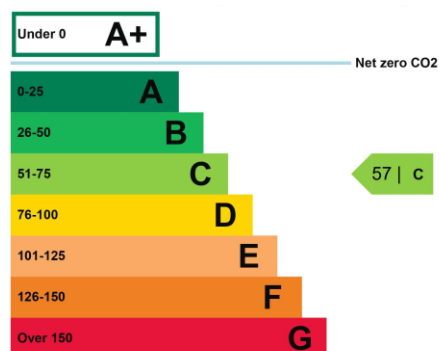
Price/Rent

Upon application

Value Added Tax

The property is elected for VAT.

EPC



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



More Information and Viewing

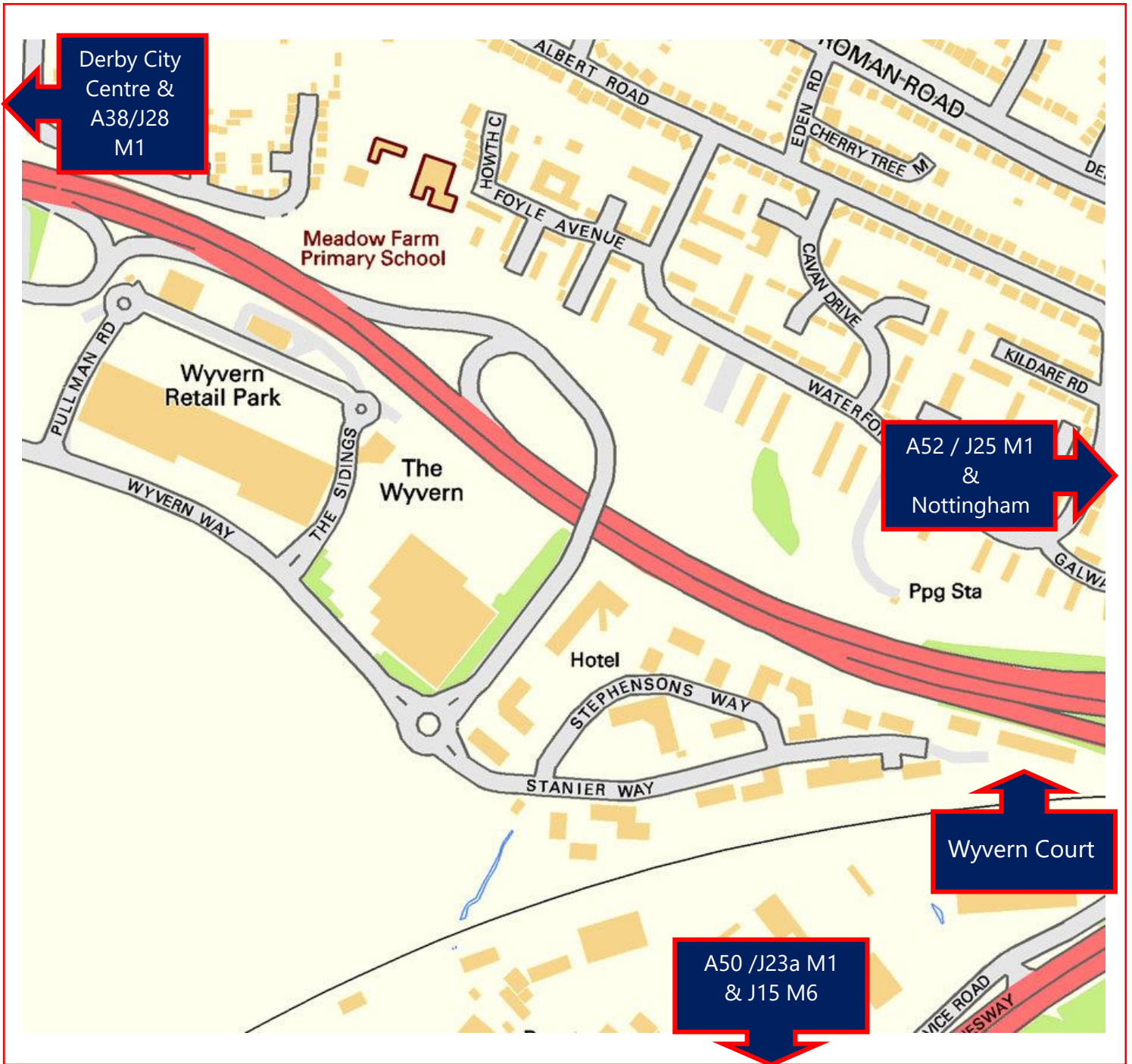
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Subject to Contract and Availability



Misrepresentation Act 1991

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