

- Landscaped Premier Office Park
- 2,710 sq ft over two floors
- Fast Access to A52 and Derby Railway Station on Pride Park
- Within short walking distance of Wyvern Retail Park (Sainsbury's etc)
- Gas-fired Heating and Double Glazing
- Raised Floors for Data, Power and Telephone Connections
- Private car parking – 16 spaces

To Let
Superb Quality Offices

2,710 Sq Ft (252 sq m) NIA with 16 Car Parking Spaces

Unit C2, Winchester House, Stephenson's Way, Wyvern Business Park, Derby DE21 6LY (DE21 6BF*)



Location

The Wyvern Office Park is an established and highly sought after premier Office Park in Derby – located two miles east of Derby City Centre and situated next to the Wyvern Business Park – Sainsbury's – Boots – Marks & Spencer

The Office Park extends to some 13 acres, all developed comprising some 330,000 sq ft of offices and a Premier Travel Inn.

Swift access to the A52

The Wyvern Office Park benefits from prioritised fast access onto the A52, which provides dual carriageway links (North, South, East and West) to Derby's Ring Road – the M1, A50, A6, A38, M42 and East Midlands Airport.

Companies on the Park

Include Assystem; Motorpoint plc Head Office; NatWest Bank; Dains Accountants; Steins and Methodist Homes.

Local firms include – Right Legal; Marpal; Dorians; Shapcotts; Raybould & Sons; P. Ducker Systems; Work Chain; Strumis and many others.

Public Transport

A regular bus service from Derby City Centre to the Wyvern Business Park via the Railway Station and the Pride Park 'Park and Ride' facility.

Bus stops are located on Stanier Way, close to the property.

Local Facilities

Sainsbury's; Boots; Halfords; Premier Travel Inn; Costa Coffee; McDonalds and many other shops and food outlets on the Wyvern Retail Park.

The Premises

Unit C2, Winchester House is well appointed semi-detached office building, originally built by William Davis, with steel frame, cavity facing brickwork, beneath a pitched tiled roof.

The property has been refurbished but will be fitted out to the incoming tenant's requirements including new carpets.

Ground Floor – Reception and waiting area, disabled toilet. Open office area, kitchen and store room.

First Floor – Server Room, two Manager's offices, large Board Room/Meeting Room, two toilets.

Car Parking – 16 dedicated spaces.

Accommodation

The self-contained two storey accommodation comprises:-

Entrance Reception and Waiting Area

Ground Floor: 1,422 sq ft (132 sq m) excluding toilet.

First Floor: 1,288 sq ft (118 sq m) excluding toilets.

Heating and Air Conditioning:

Gas fired heating throughout. Air con to Server Room.

Raised Floors

The floors are raised to accommodate floor boxes throughout, which contain data cabling points, telephone points and power points.

Service Charge and insurance contribution

A nominal service charge is raised towards the cost of the landscaping and access road maintenance and also a nominal insurance reimbursement charge is raised annually.

Water Rates and Sewerage Charges

Information on water and sewerage charges from the Sole Agents. The main estate roads and sewers are all adopted.

Energy Performance Certificate

The EPC can be made available on request. Cert No: 0362-0135-7949-6602-4096 – Rating C.

Planning and Use

Offices.

Non-Domestic Rates

Description: Office and Premises

The current Rateable Value from 1st April 2026 is £21,250.

Also – Description: Car Park – 16 Spaces

The current Rateable Value from 1st April 2026 is £800.00.

This is not the amount payable.

The Rateable Value is used to calculate your rates bill.

Interested parties should rely on their own investigations as to the rates liability.

The Local Planning Authority is Derby City Council.

E: businessrates@derby.gcsx.gov.uk

Lease Terms

The property is available to let by way of a new lease on terms to be agreed.

Rent

£32,520 per annum plus VAT.

Value Added Tax

VAT will be charged at the standard rate on the rent.

Legal costs

Each party to bear their own costs.

Viewing:

By appointment through Raybould & Sons – whose office is directly opposite.

Contact: Trevor Raybould

Tel: 01332 295555

Email: trevor@raybouldandsons.co.uk

All Subject to Contract and Availability (April 2026)



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