

TO LET

Modern Office Suites Available

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Southgate Innovation Centre,
Normanton Road, Derby DE23 6UQ



Rents From: £6,600 p.a.x

- 24 hour access via card entry system.
- Individually alarmed suites.
- Shared meeting room facilities.
- Staff parking available to the rear.
- Located close to the inner ring road.
- Suites available from 440sq.ft. / 40.84m²



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Location

Southgate Innovation Centre is situated on Normanton Road, approximately 0.6 miles to the south of Derby City Centre, just off Derby's inner ring road and less than 1 mile from Derby Train Station.

Normanton Road is recognised locally as a diverse and thriving area to the south of the city centre, which boasts a large number of independent retail traders and benefits from a high level of passing footfall.

More specifically, the Southgate Innovation Centre is located within Southgate Retail Park, a retail led scheme that includes occupiers such as Lidl and Gyms for All, amongst others.

Description

Southgate Innovation Centre is a modern purpose built office premises providing a variety of suite sizes.

The ground floor provides a communal reception/waiting area, manager's office and post boxes which are allocated to the centre's individual tenants.

The first and second floors provide a range of 17 office suites with shared kitchen and w/c facilities. There is a shared meeting room located on the first floor which tenants are able to book out on a first come first serve basis.

The offices are finished with carpet floor coverings, painted plaster walls, suspended ceilings incorporating Cat II lighting and electric heating/cooling units.

Externally, to the rear of the property, there is a staff car park which provides a parking ratio of 1 space : 151sq.ft.

Accommodation / Rent

The following table sets out the accommodation, size and rent available at Southgate Business Centre:-

Suite 2.3: 560sq.ft. / 52.02m² £8,400p.a.x.

Suite 2.4: 440sq.ft. / 40.84m² £6,600p.a.x.

Services

The following services are included in the rent:-

- 24 hour access via security cards
- Telephone entry system
- Lift access to all floors
- Reception entrance (not manned)
- Individually alarmed suites
- Fire alarm and lift servicing
- Extensive visitor parking to the front
- Staff parking of 1 space: 151sq.ft. at rear
- Maintenance and upkeep of common and external areas
- Meeting room facilities

Tenure

The premises are available on a leasehold basis and new leases are offered for a negotiable period of years on flexible lease terms.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonably incurred legal costs, as well as their own.



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Rates

Interested parties are advised to contact the marketing agent for confirmation of Business Rates payable on individual suites.

Energy Performance Certificate

The subject building has an EPC rating of D82.

Anti-Money Laundering Policy

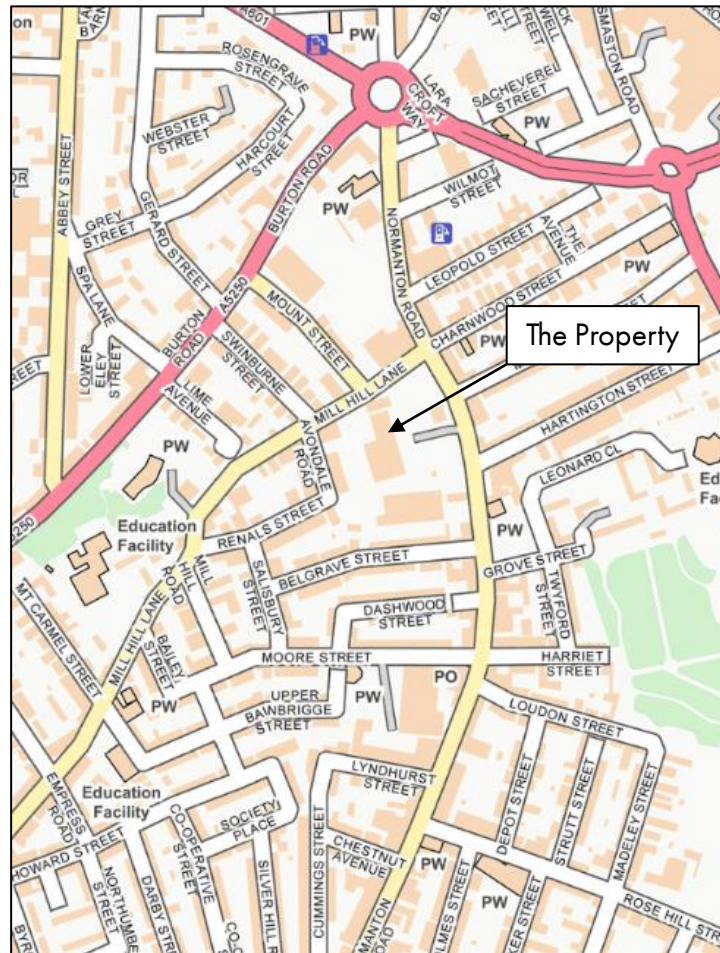
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings / Further Information

For further information or to arrange a viewing, please contact the sole agent, Salloway:-

Tel: 01332 298000

Email: wspeed@salloway.com / hberesford@salloway.com



© Crown copyright. All rights reserved. Licence number LIG01040

This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



SALLOWAY



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com

