

TO LET

High Quality Office Accommodation

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Charlton House, Riverside Park,
Raynesway, Derby DE21 7BF



Rent: £6.00 per sq.ft. p.a.x

- High quality office accommodation available on flexible lease terms.
- Excellent location situated 2 minutes drive from the A52.
- Net Internal Area from 41.8 m² / 450 sq.ft. to 429.8 m² / 4,625 sq.ft.
- 18 allocated car parking spaces.



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Location

The premises are situated in a prominent position on Riverside Park just off Raynesway. The location benefits from easy accessibility to Junction 24 of the M1 and East Midlands Airport via the A50, reached by the A5111 & A6. The adjacent A52 dual carriageway is one of the City's principal transport routes, connecting with Junction 25 of the M1 to the East before passing into the neighbouring City of Nottingham.

Description

Charlton House comprises well presented office accommodation of brick and block construction. The building is positioned off the main arterial route A5111 (Raynesway) benefitting from a substantial amount of passing traffic.

The unit is of two-storey construction and is available as a whole or in individual suites. The office suites are split over two floors, the ground floor of which can be accessed via a communal door to the right hand side of the building leading into a reception area.

The accommodation comprises six individual suites; 3 and 4 located on the ground floor, with suites 1, 2, 5 and 6 situated on the first floor. All of the accommodation is of high specification benefitting from carpeted tile floor coverings, gas fired central heating, uPVC double glazing, suspended ceiling, category 2 lighting and electrical trunking to dado.

There are communal male and female WC facilities to the ground floor along with a communal kitchen.

Externally there is a secure tarmac forecourt providing allocated parking for 18 vehicles.

Accommodation

The property comprises:-

Suite 2:	65.1 m ² / 700 sq.ft.
Suite 5:	83.6 m ² / 900 sq.ft.
Suite 6:	41.8 m ² / 450 sq.ft.

Services

It is understood that all main services are connected to the property.

Rates

Interested parties are advised to contact the Local Billing Authority (Derby City Council) in respect of the Rateable Value of the premises.

Tenure

The property is available by way of a new full repairing and insuring lease, subject to three or five yearly rent reviews where applicable.

Rent

£6.00 per sq.ft. per annum exclusive of business rates and all other outgoings.

VAT

VAT is applicable at the prevailing rate.



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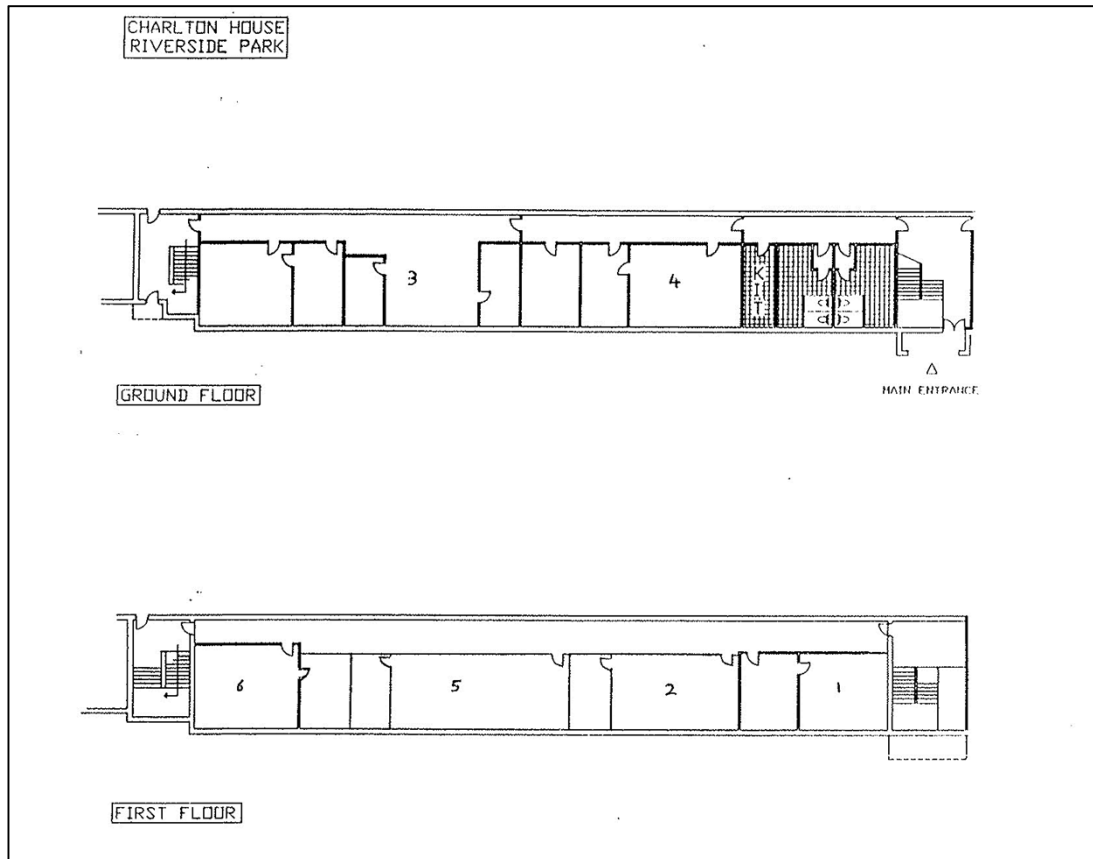
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This plan is not to scale, for information purposes only.



SALLOWAY



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Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

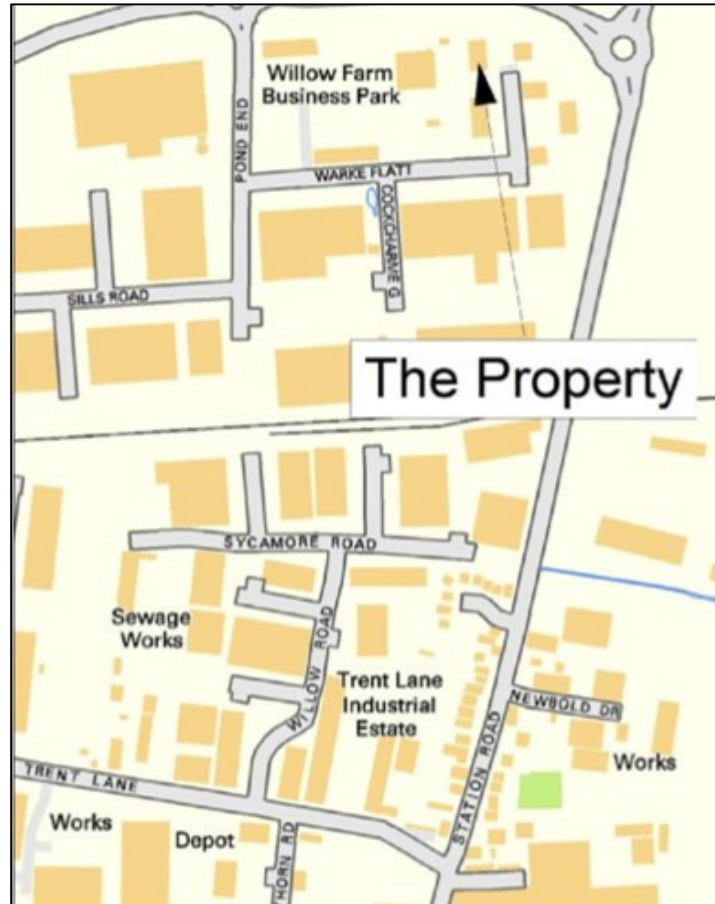
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewing is strictly via prior appointment with sole agents, Salloway:-

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

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