



To Let

Superb high quality refurbished offices with parking on an historic centre for engineering excellence.

RTC Business Park
London Road
Derby
DE24 8UP

High quality refurbished offices to Let

- 1,200 sq ft to 9,200 sq ft (111 m2 to 855 m2)
- Good car parking provision
- Edge of city centre location

The RTC Business Park comprises a number of multi-let office buildings within a friendly campus environment. It is situated just east of Derby City Centre and the railway station is only a 10 minute walk away.

The site benefits from a good car parking provision at no extra cost, 24 hours security and a newly refurbished restaurant / catering facility is available for all tenants. There is also a Facilities Management Team available to assist with any property and business needs that arise.

The site's owners have undertaken a further refurbishment to upgrade the Park's facilities and as a consequence there is now in the region of 9,200 sq ft

(855 m2) of high quality office accommodation available to let. This is available in suites from 1,200 sq ft (111 m2) with the following attributes:

- suspended ceilings
- attractive light fittings
- compartment perimeter trunking
- comfort cooling (in part)
- open plan flexible floor plate design
- DDA compliant
- Infrastructure for kitchen/refreshment centres
- parking included

Historically the site predominantly has attracted tenants from the engineering sector. Tenants currently on site include:

- Atkins Ltd
- Siemens
- University of Derby
- Hitachi
- Carillion
- Colas Rail
- Network Rail
- QuEST Global UK Ltd
- Engineering Support Group
- Loram UK Ltd
- Serco Ltd
- The University of Birmingham



These are stock library images and not a true representation of the space.





“ The RTC Business Park has an excellent on-site team who have served Network Rail and its predecessors extremely well over the years. ”

Network Rail Infrastructure Limited



Investing in RTC

RTC Business Park is one of the principal engineering employment centres in Derby with direct access to the A6 and is close to the railway station and city centre. The buildings sit in landscaped grounds. The owners, LCR, are investing further in RTC to create economic growth, sustainable employment and rebalance the economy.

The earlier phases of modernisation of RTC Business Park have already attracted new companies and allowed current tenants to expand their operations. The latest phase of redevelopment will expand these possibilities further and this will create more jobs and investment in Derby. The current improvements to the office accommodation have focused on two main buildings known as Brunel House and Kelvin House:

Brunel House

The whole of the fifth floor has been transformed to create approximately 3,200 sq ft (297 m2) of high specification office space. The specification includes comfort cooling, LED lighting and carpeting as standard. This is the top floor of the building which benefits from far reaching views.

Kelvin House

The third floor of the building is being refurbished, creating approximately 6,000 sq ft (557 m2) of high quality office accommodation, due to be available Summer 2017. It is capable of being split into smaller separate suites and there are multiple arrangements to choose from. Office suites are therefore available from only 1,200 sq ft (111 m2).



“ The RTC has an excellent facilities team who are a pleasure to work with. They are responsive and always helpful and make my job so much easier! ”

AtkinsLtd

Kelvin House

Third Floor

Total floor area c. 6,000 sq ft (557 m2)

Description

Kelvin House comprises a five-storey purpose-built office property. The accommodation is arranged around a central service core that includes an 8-person passenger lift and WC facilities. The flexible nature of the property means that it can be arranged to suit occupiers' requirements with office suites starting from only 1,200 sq ft (112 m2).

The third floor is being refurbished to a high specification and the accommodation will benefit from:

- suspended ceilings
- attractive light fittings
- perimeter trunking
- carpeting throughout
- double-glazed windows
- infrastructure for kitchen/refreshment areas
- recently refurbished reception
- 24/7 manned security
- free parking

Service Charge

A service charge is payable in order to receive site benefits such as 24 hour security, a Facilities Management Team, building maintenance, landscaping, cleaning of common parts and utilities. Electricity usage is metered.

Rates

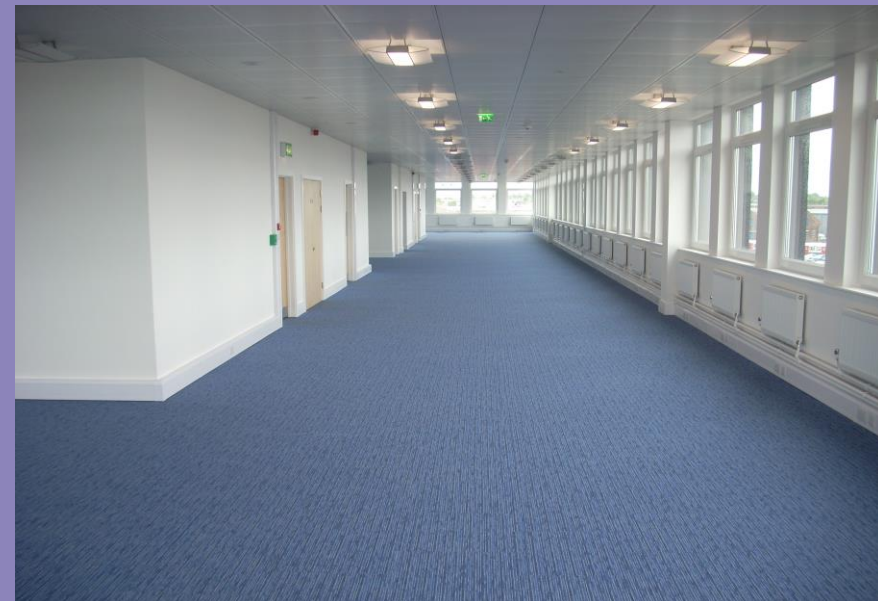
The agents will be pleased to provide guidance on likely rates payable figures.

Terms

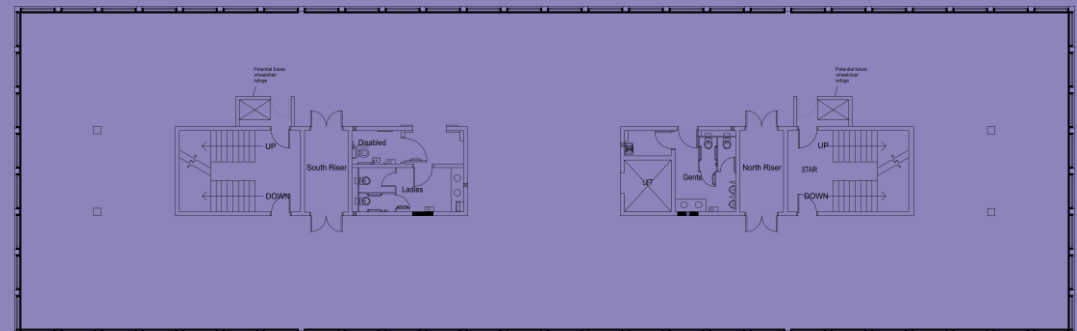
Suites are available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed. Details of commencing rentals are available on application. Incentives may be available (subject to other terms).

Energy Performance Certificate

Available on request.



**Indicative image of space within building. Not of the actual floor available to let. Picture is of another floor in the same building.*



Kelvin House full floor plan

Brunel House

Fifth Floor

Total floor area c. 3,200 sq ft (297 m2)

Description

Brunel House is a five-storey purpose-built office block in the heart of the RTC fronting onto London Road. It benefits from a ground floor reception, and passenger lifts.

The fifth floor, with far reaching views, has been refurbished to a high specification, and the accommodation benefits from:

- suspended ceilings
- LED light fittings
- perimeter trunking
- carpeting throughout
- comfort cooling
- infrastructure for kitchen/ refreshment areas
- 24/7 manned security
- free parking

Service Charge

A service charge is payable in order to receive site benefits such as 24 hour security, a Facilities Management Team, building maintenance, landscaping, cleaning of common parts and utilities. Electricity usage is metered.

Rates

The agents will be pleased to provide guidance on likely rates payable figures.

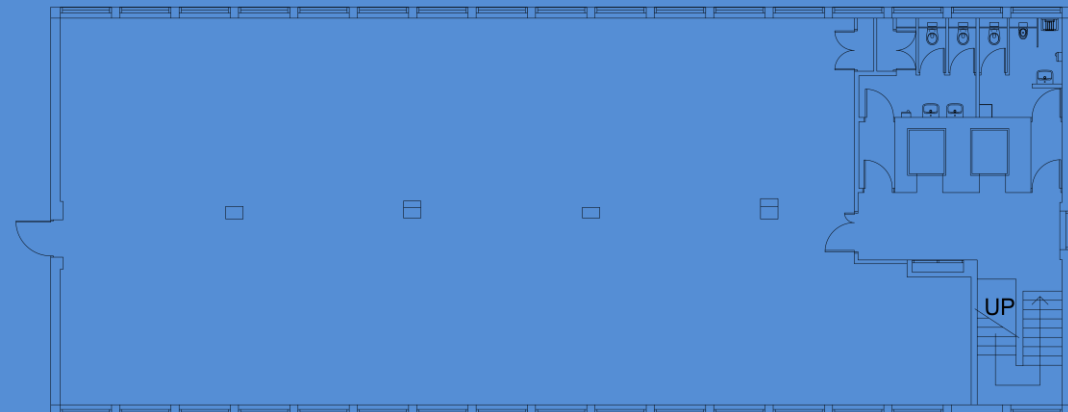
Terms

Suites are available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed. Details of commencing rentals are available on application. Incentives may be available (subject to other terms).

Energy Certificate

Available on request.

Performance



Brunel House

Misrepresentation Act 1967: Sanderson Weatherall LLP and Innes England for themselves and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that: **1** These particulars do not constitute any part of an offer or contract. **2** None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. **3** Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. **4** The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP and Innes England nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. **5** None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice

Sanderson Weatherall LLP, Registered in England company number OC 344 770, Registered Office 25 Wellington Street Leeds LS1 4WG
Innes England, Registered in England company number 3459782, Registered Office 12 De Montfort Street, Leicester, LE1 7GJ



Supported by the
 Regional Growth Fund