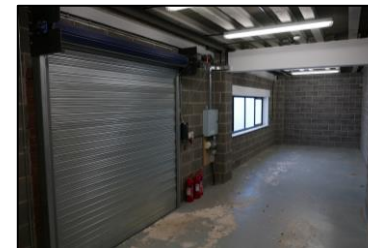


TO LET

High Quality Hybrid Business Unit

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 5, Royal Scot Road,
Pride Park, Derby DE24 8AJ



Rent: £17,500 p.a.x.

- High quality and well presented modern hybrid business unit incorporating first floor office accommodation and useful ground floor workshop.
- Providing a total Net Internal Area of 148.04m² / 1,594ft²
- Excellent location on Pride Park, Derby's premier business park location.
- Car parking provisions for approximately 6 vehicles together with loading space located to the side of the building.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hanel

Tel: 01332 298000

Email: ehanel@salloway.com

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

salloway.com



Location

The premises are located on Royal Scot Road, part of the Victoria Centre on Pride Park, Derby's leading business address.

The location benefits from easy accessibility to Junction 24 of the M1 and the East Midlands Airport via the A50. Additionally, the nearby A52 dual carriageway is also 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

The property comprises a modern steel portal frame hybrid business unit with brick and steel profile clad elevations, inclusive of powder coated aluminium double-glazed window units, surmounted by a pitched sheet roof.

Internally, the ground floor of the property comprises a reception office, kitchen, workshop and welfare facilities. The first floor provides an open plan office that has had glass partitioning installed towards the rear in order to create a meeting room within the space.

The unit is of a high specification throughout which in general comprises a combination of carpet and vinyl floor coverings, painted plastered walls, suspended ceilings and cat II lighting. The workshop accommodation within the building differs from the above general specification as this part of the property benefits from a painted concrete floor, blockwork walls, a roller shutter loading door and strip light fittings.

Externally, we understand the property benefits from parking provisions for approximately 6 vehicles, located directly in front of the building and also on the opposite side of Royal Scot Road. Additionally, there is loading space to the side of the property which provides access to the ground floor workshop's roller shutter loading door.

Accommodation

The property comprises:-

Ground Floor	68.54 m ² / 738 sq.ft.
First Floor	79.50 m ² / 856 sq.ft.

Total NIA 148.04 m² / 1,594 sq.ft.

Services

It is understood that mains electricity, water and drainage are connected to the property.

Rates

We understand the premises have a Rateable Value of £19,000. Interested parties are advised to confirm this figure with Derby City Council.

Service Charge

A service charge is payable towards the maintenance and repair of the environmental protection measures on Pride Park.

Rent

The property is available to rent at £17,500 per annum, exclusive of business rates and all other outgoings.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs in connection with the transaction.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hanel

Tel: 01332 298000

Email: ehanel@salloway.com

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

salloway.com



Energy Performance Certificate

The property has an EPC assessment of C74.

Anti-Money Laundering Policy

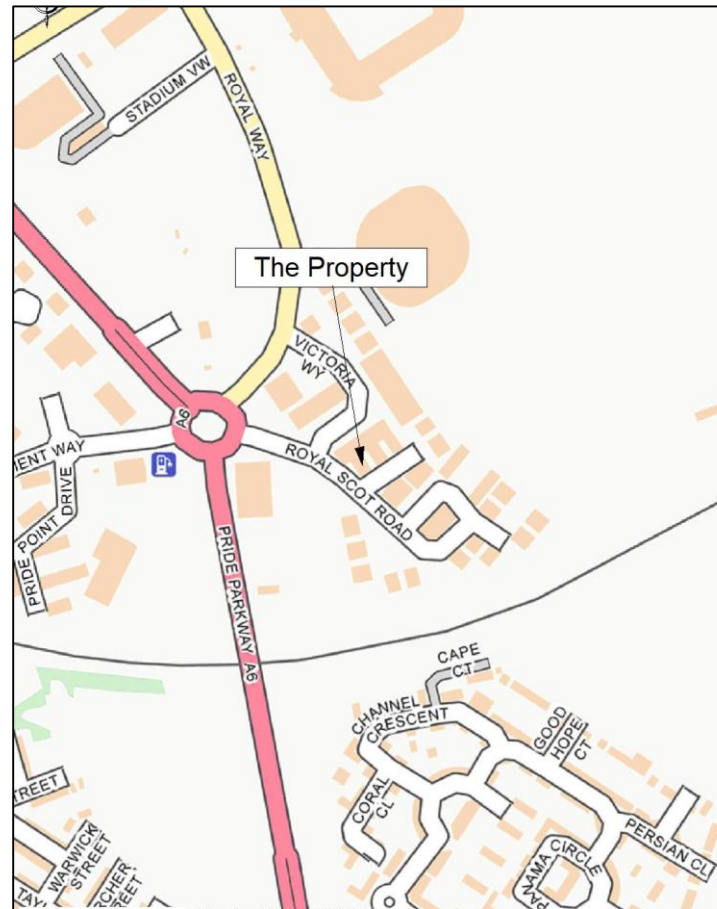
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings / Further Information

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

Tel: 01332 298000

Email: hberesford@salloway.com



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



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hanel

Tel: 01332 298000

Email: ehanel@salloway.com

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

salloway.com

