

TO LET OFFICES WITH PARKING



BRUNEL HOUSE LONDON ROAD, DERBY DE24 8UP

139 SQ M - 3,066 SQ M
(1,500 SQ FT - 33,000 SQ FT)

25 Wellington Street Leeds LS1 4WG **0113 221 6000** Fax 0113 221 6200 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

LOCATION

Brunel House is situated within the RTC Business Park and is accessed directly from London Road (A6). The property is well located to provide easy access to Derby City Centre which is only approximately 1 mile to the North West. Derby Railway Station is just a 10 minute walk away.

DESCRIPTION

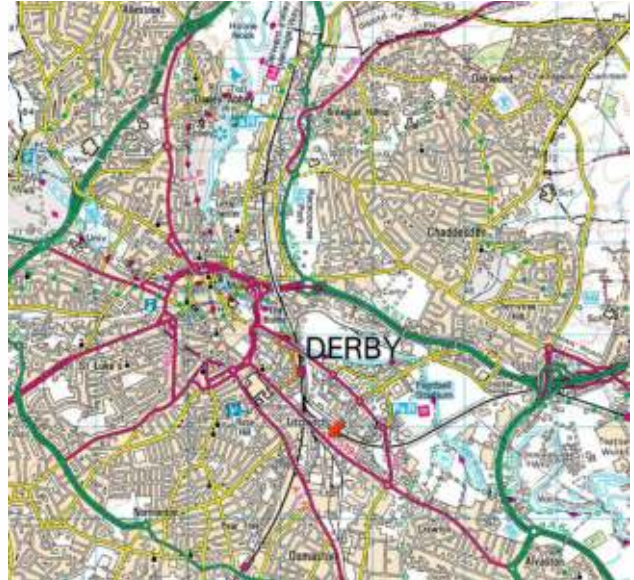
The property comprises a 5 storey office property known as Brunel House, together with an adjoining 2 storey office known as Brunel Lab Block. Both elements provide good quality office accommodation in a mixture of cellular and open plan layouts. The flexible nature of the property means that suites can be provided ranging from 1,500 sq ft to 33,000 sq ft. The landlord may be prepared to undertake a refurbishment of the space if required. The accommodation benefits from the following specification:

- Reception Area
- Central Heating
- Comfort Cooling (in part)
- Suspended Ceilings
- Inset Fluorescent Lighting
- Perimeter Trunking
- Kitchenettes
- 8 Person Passenger Lift

Car Parking Spaces are provided on a pro rata basis at no additional cost.

ACCOMMODATION

Brunel House has a total approximate net internal floor area of 19,500 sq ft (1,812 sq m). Brunel Lab Block has a total approximate net internal area of 14,000 sq ft (1,300 sq m). The entire 33,000 sq ft property can be let to a single tenant but it is also capable of being separated to create suits from circa 1,500 sq ft.



LEASE TERMS

The accommodation is available to let on a new FRI lease. The landlord is flexible on lease terms and incentives may be available.

VIEWINGS / FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole letting agents:

Luke Barrett: 0113 221 6043
luke.barrett@sandersonweatherall.com

Daniel Whitmore: 0113 221 6047
daniel.whitmore@sandersonweatherall.com

sandersonweatherall.com

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give 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.
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Finance Act 1988:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. 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 Limited

Registered in England company number 4870380.
Registered Office 25 Wellington Street Leeds LS1 4WG.

March 2010

Energy Performance Certificate

Non-Domestic Building



Brunel House
R T C Business Park
London Road
DERBY
DE24 8UP

Certificate Reference Number:
9209-3094-0801-0700-8221

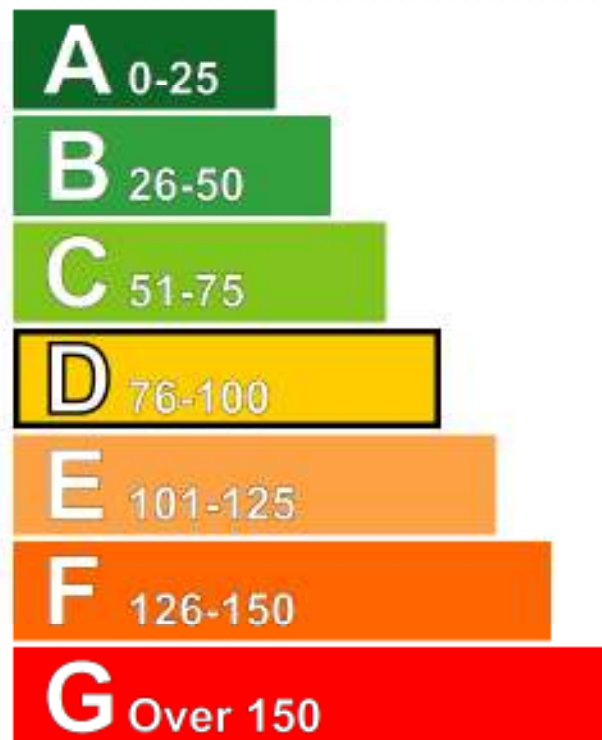
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 81 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	3829
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	70.76

Benchmarks

Buildings similar to this one could have ratings as follows:

38	If newly built
77	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 291827900000

Assessor Name: Mr Philip Kenny

Assessor Number: RICS300196

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: Sanderson Weatherall

Employer/Trading Address: Brook House, 64-72 Spring Gardens, Manchester, M2 2BQ

Issue Date: 24 Sep 2010

Valid Until: 23 Sep 2020 (unless superseded by a later certificate)

Related Party Disclosure: Owner or Director of the organisation dealing with the property transaction

Recommendations for improving the property are contained in Report Reference Number: 0820-0740-0819-9924-2002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**