

**Profile House  
Sir Frank Whittle Road  
Derby  
DE21 4BD**

**TO  
LET.**

- Modern well presented self contained office building
- 3,034 sq ft (281.9 sq m)
- Comfort Cooling throughout
- Excellent location with easy access to A38/A52
- Ample on-site parking



All enquiries/  
viewing  
requests to:



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## Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, Balfour Beatty, RAIB and , Signalling Solutions, .

Profile House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent communication links with the A38/A6 and Junctions J25 and J28 of the M1 motorway.

Derby city centre is approximately half a mile to the south west.

## Description

Profile House is a modern three storey office building providing an impressive internal and external design and specification which includes:-

- Gas central heating
- Air conditioning
- Suspended ceilings with Cat 2 lighting
- Fully carpeted throughout
- WC and Kitchen facilities
- Mix of open plan and partitions offices which could be reconfigured to suit

## Accommodation

	sq m	sq ft
Ground Floor	142.7	1,536
First Floor	139.2	1,498
<b>Total</b>	<b>281.9</b>	<b>3,034</b>

(Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring)

## Planning

The premises have Class B1 Office consent under the Use Classes Order 1987 Enquiries should be made direct with the local planning department on 01332 640795

## Tenure

The accommodation is available on a new lease on full repairing and insuring terms via a service charge.

The accommodation may be available on a floor by floor basis.

## Rental

On application

## Service Charge

The tenant is responsible for a service charge to cover the costs of external repairs, upkeep, heating, lighting and cleaning of common areas and water rates. Full details on request.

## Business Rates

The ground and first floors are listed jointly and have a Rateable Value under the 2010 Listing of £35,520  
Source: VOA website

## Value Added Tax

We understand that VAT is applicable.

## Energy Performance Certificate

A copy of the EPC is available on request

## Legal Costs

Each party to pay their own costs



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