

TO LET

Cost Effective Office Accommodation

CELEBRATING
25
YEARS | **OF PROPERTY
CONSULTANCY**

Keynes House, Chester Park,
Alfreton Road, Derby DE1 4AS



Rents from £5,500 p.a.x.

- Good quality office suites within a multi-occupied facility.
- Net Internal Area from upwards of 88.25 m² / 950 sq.ft.
- Includes on-site car parking provision.
- Situated in a convenient accessible location.
- 0.5 miles from Derby City Centre and close to the A38/A61.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

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

salloway.com



Location

Keynes House is located on Alfreton Road at the entrance to Chester Park, a well established commercial estate located approximately 0.5 miles to the North of Derby City Centre.

The surrounding area is dominated by business users with several showroom/trade counter premises nearby, in addition to a wide range of small to medium sized industrial properties and office buildings.

The accessibility of the location is particularly good with Alfreton Road linking the A38 at Breadsall traffic island. The A38 in turn links the City with Junction 28 of the M1 Motorway.

Description

The property comprises a prominent office building. All the office accommodation is presented to a good quality and includes carpeting, Cat 2 lighting, wall mounted electricity and communications trunking, together with wall mounted electric heaters.

Provision of office furniture may be available on request. The office suites are serviced by common staff facilities including kitchenette and toilets. Externally there is adequate provision for staff car parking.

Accommodation / Rent

The following table sets out the range of accommodation, sizes and rents available at Keynes House:-

Suite	m ²	sq.ft.	Rent	Availability
9	88.25	950	£5,500 p.a.x.	Oct-19

Services

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

Rates

Interested parties are advised to contact the marketing agent for confirmation of Business Rates payable on individual suites.

Tenure

The premises are available on a leasehold basis and new leases are offered for a negotiable period of years on flexible terms.

VAT

VAT is applicable at the prevailing rate.



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Legal Costs

Each party are to bear their own reasonably incurred legal costs in respect of any transaction relating to this matter.

Service Charge

There is a service charge payable. Please ask the marketing agents for further details.

Energy Performance Certificate

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

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 Lessee.

Further Information / Viewings

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

Tel: 01332 298000
Email: hberesford@salloway.com

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

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