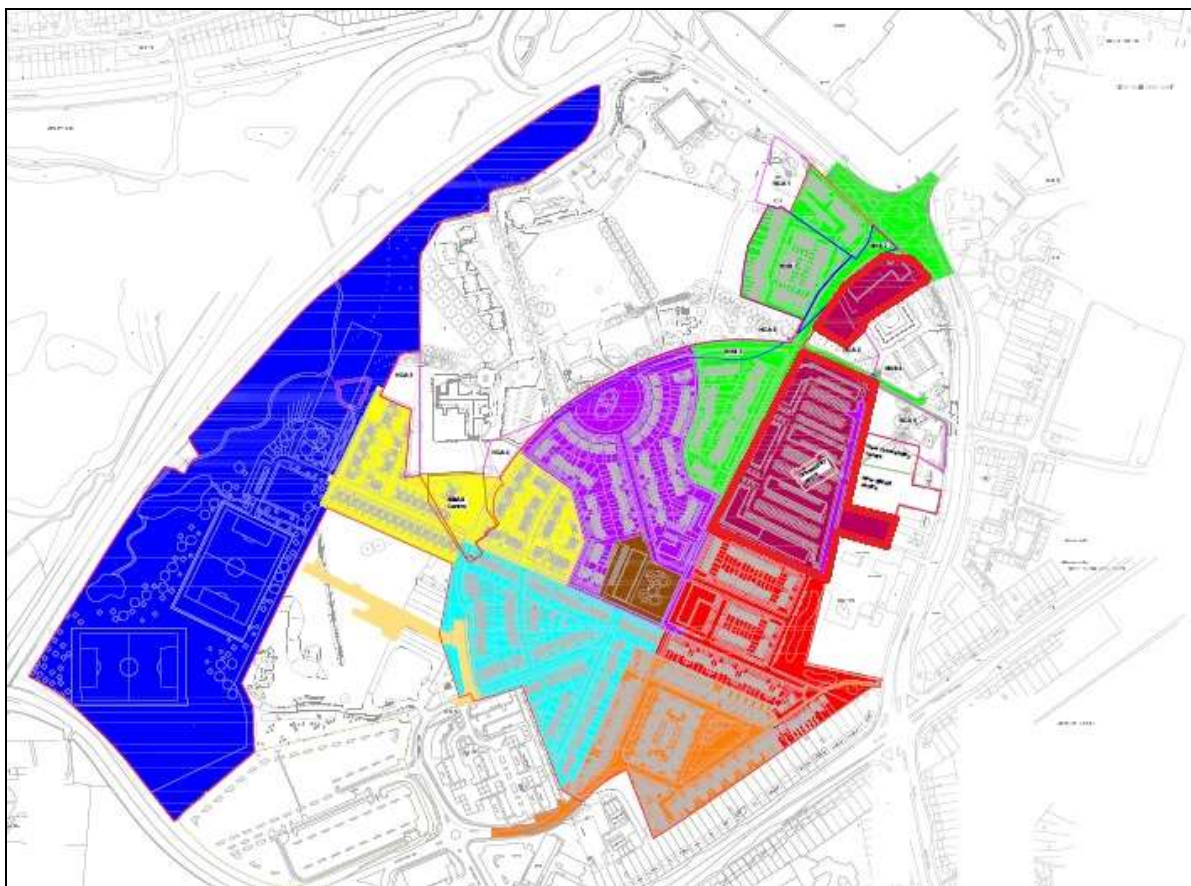




TO LET / FOR SALE

NEW BUILD OFFICES

Former Manor & Kingsway Hospital Site Derby



***Subject site edged red & shaded purple**

Up to 12,600 sq. m. (135,625 sq. ft.)

Approximate Gross External Area

*** Design & build office scheme**

*** Outline planning permission for 12,600 sq. m. of offices**





Location:

The former Manor & Kingsway hospital site is situated approximately 2.5km from the city centre, in the area of Littleover.

The site is bordered by residential boroughs Mickleover, Kingsway, Littleover and Abbey, each with a distinctive character.

Out of town retail parks are located adjacent to the site on the north-eastern boundary. Derby City Hospital and further amenities lie directly to the south.

Description:

The site comprises part of a proposed mixed use development, to incorporate residential, retail and leisure with the subject site being zoned for office use.

High quality office building to be developed to suit occupier requirements, anticipated specification to include:

- Comfort Cooling
- Suspended ceilings
- Recessed lighting
- Fully accessed raised flooring
- Fully carpeted
- Double glazing throughout
- Passenger lifts
- Fully DDA compliant.

Accommodation:

Planning permission has been granted for up to 12,600 sq. m. (135,625 sq. ft.) of office space.

Tenure:

The property will be available on a new Full Repairing and Insuring lease for a number of years to be agreed.

Alternatively a freehold sale of the whole may be considered.

Rent / Price:

On application.

Planning:

The site has outline planning permission for the erection of 12,600 sq. m. of offices, use class B1 (council ref: 07/08/01081).

Legal Costs:

Each party to bear their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Alex Eagleton

Email: alex.eagleton@harrislamb.com

Ref: GP001

Date: September 2016

Subject To Contract

