

TO LET

High Quality Office Accommodation

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Suite 2 Innovation House, Riverside Park,
Raynesway, Derby DE21 7BF



Rent: £21,000 p.a.x.

- High quality first floor office accommodation.
- Net Internal Area totalling 278.71 m² / 3,000 sq. ft.
- Allocated car parking spaces plus visitor spaces.
- Excellent access to the A50, A52, Derby City Centre and J24 and J25 of the M1 Motorway.



SALLOWAY



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Location

The premises are situated on Riverside Park just off Raynesway. The location benefits from easy accessibility to Junction 24 of the M1 and East Midlands Airport via the A50, reached by the A5111 and A6.

The adjacent A6 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

Innovation House comprises well presented office accommodation of brick and block construction.

Suite 2 is located on the first floor and comprises predominantly open plan office accommodation with meeting room, male and female WCs and a kitchen facility.

All of the office accommodation is of high specification benefiting from carpeted tile floor coverings, comfort cooling/heating, uPVC double glazing, suspended ceiling, category 2 lighting and electrical trunking to skirting level.

Externally there is a secure tarmac forecourt providing ample parking for both staff and visitors.

Accommodation

The property comprises:-

Net Internal Area	278.71 m ² / 3,000 sq. ft.
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Services

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

Tenure

The property is available by way of a new full repairing and insuring lease, subject to three or five yearly rent reviews where applicable.

Rent

£21,000 per annum exclusive of business rates and all other outgoings.

Rates

We are advised that the premises have a Rateable Value of £16,550. Interested parties are advised to confirm this figure with Derby City Council.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

Energy Performance Certificate

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



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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.

Viewings

Viewing is strictly via appointment with sole agent, Salloway:-

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

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