# TO LET



## **Cost Effective Office Accommodation**

Keynes House, Chester Park, Alfreton Road, Derby DE21 4AS



# Rents from £3,600 p.a.x.

- Good quality office suites within a multi-occupied facility.
- Net Internal Area from upwards of 55.74 m² / 600 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.





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## 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.

## **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.

## Accommodation/Rent

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

Suite	m²	sq.ft.	Rent (p.a.x.)	Availability
1	55.74	600	£3,600	September

#### **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.

# **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**

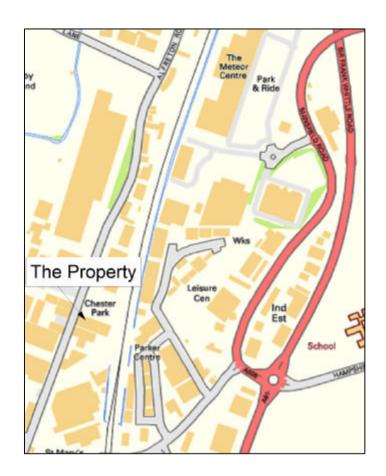
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

# **Further Information / Viewings**

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

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

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