

TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

High Quality Office Accommodation

2nd Floor Kelvin House, RTC Business Park
London Road, Derby DE24 8UP



Leasehold: £22,140 per annum exclusive

- 2nd Floor Office Suite providing NIA of 207.5m² / 2,233sq.ft.
- Finished to a high standard and DDA compliant.
- Allocated on site parking and visitor parking.
- Secure site with 24 hour manned security and barrier controlled access.
- Close to Derby Train Station, the City Centre and Pride Park.



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Location

The property is located on the site of the former Railway Technical College (RTC) approximately 1.5 miles south east of Derby City Centre on London Road.

The location has excellent transport links with the A52 and A6 nearby which in turn connect with the M1 Motorway at junctions 25 and 24 with frequent bus connections into the city centre and Derby railway station located less than 1.5 miles away.

Description

The premises are part of a large self-contained campus which provides both office, lab and workshop accommodation that has been modernised, refurbished and repurposed within the last 10 years.

The subject demise is located on the second floor within Kelvin House, which is the first block within the campus and is set over five storeys.

The ground floor has a reception desk with a large waiting area and both stair access and passenger lifts to the upper parts of the property.

Internally, the accommodation consists of an open plan office with separate meeting room, canteen and shared toilet facilities located within the common corridor.

The property is finished to an excellent standard and comprises carpet floor tiles, painted plastered walls, suspended ceilings inclusive of CAT 5 lighting, perimeter cable trunking with both centrally heated radiators and cassette AC units.

Externally, there are ample car parking provisions provided within a shared car park.

Accommodation

The premises comprise:

Office:	189.06 m ² / 2,035 sq.ft.
Canteen:	18.44 m ² / 198 sq.ft.
Total Net Internal Area:	207.50 m ² / 2,233 sq.ft.

Services

It is understood that mains electricity, gas water and drainage are connected to the property.

Service Charge

A service charge is payable in respect to the maintenance and upkeep of the external parts of the building and common parts of the estate.

Leasehold Terms

The premises are available by way of a sub lease or assignment of the existing lease. Please contact the agent for further details.

Rent

£22,140 per annum exclusive.

Business Rates

The property is yet to be assessed for business rates purposes. Interested parties are advised to contact the marketing agents for indicative figures.



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Planning

The property was previously used for the purposes of administrative offices/training premises which we understand now fall within the new E Use Class (Commercial, Business and Service).

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

VAT

VAT is applicable on the transaction at the prevailing rate.

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/Purchaser.

Energy Performance Certificate

The property has an energy performance rating of B50.

Further Information and Viewing

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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E-mail: ckeogh@salloway.com / wspeed@salloway.com



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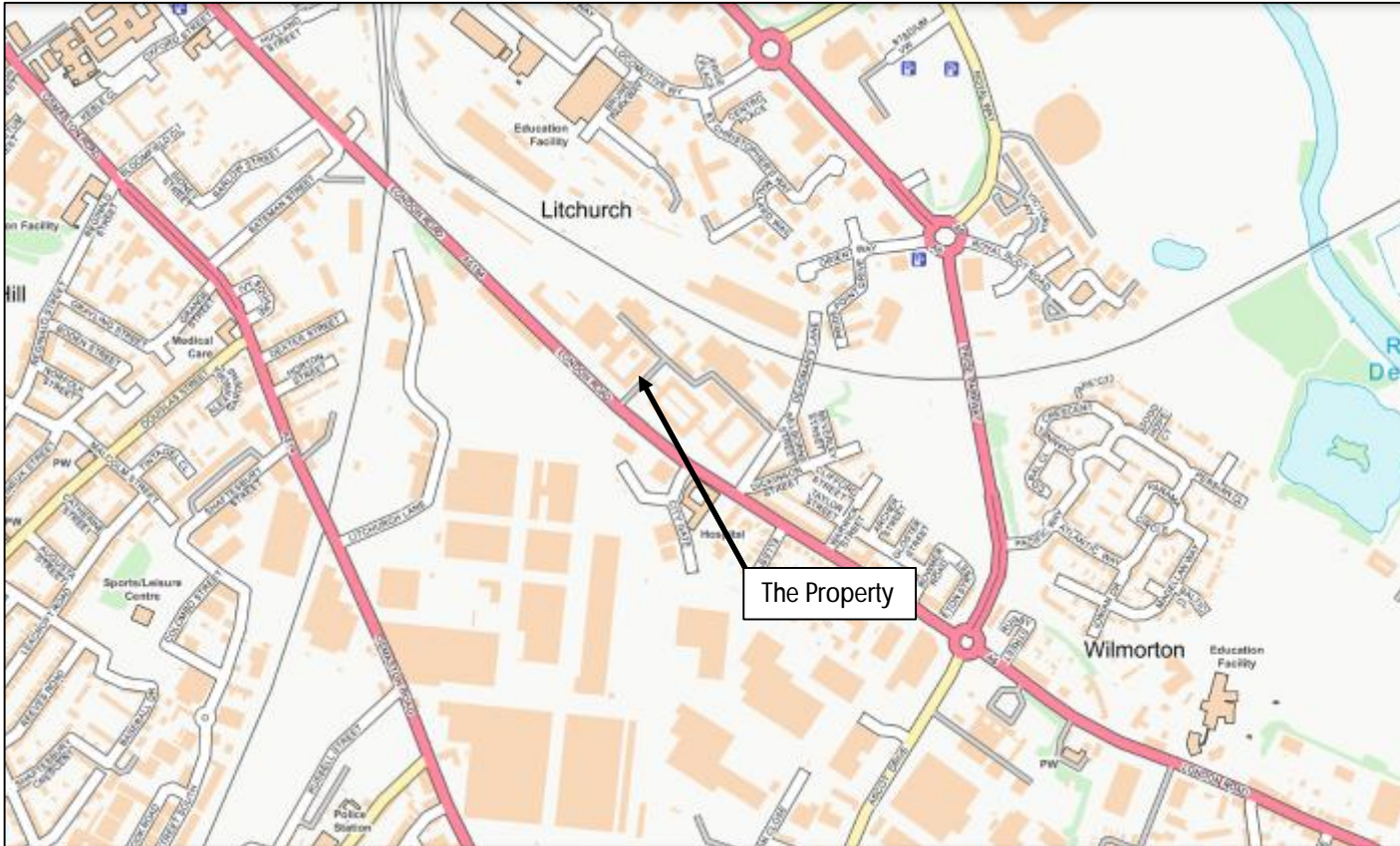
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SALLOWAY



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