



## To Let

Superb high quality refurbished offices with parking on an historic centre for engineering excellence.

RTC Business Park  
London Road  
Derby  
DE24 8UP

# High quality refurbished offices to Let

- 1,200 sq ft to 42,000 sq ft (111 m2 to 3,900 m2)
- Good car parking provision
- Edge of city centre location

The RTC Business Park comprises a number of multi-let office buildings within a friendly campus environment. It is situated just east of Derby City Centre and the railway station is only a 10 minute walk away.

The site benefits from a good car parking provision at no extra cost, 24 hours security and a canteen is available for all tenants. There is also a Facilities Management Team available to assist with any property and business needs that arise.

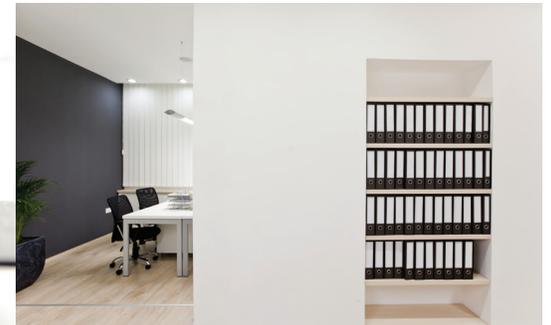
The site's owners have undertaken a major refurbishment to upgrade the Park's facilities and as a consequence

there is now in the region of 42,000 sq ft (3,900 m2) of high quality office accommodation available to let. This is available in suites from 1,200 sq ft (111 m2) with the following attributes:

- suspended ceilings
- attractive light fittings
- compartment perimeter trunking
- comfort cooling (in part)
- open plan flexible floor plate design
- double glazed windows
- DDA compliant
- kitchen/refreshment centres
- refurbished reception
- parking included

Historically the site predominantly has attracted tenants from the engineering sector. Tenants currently on site include:

- Atkins Ltd
- Carillion
- Derby University
- Engineering Support Group
- Huber & Suhner
- Network Rail
- QuEST Global UK Ltd
- RVEL
- Serco Ltd
- The University of Birmingham



These are representative library images and not a true representation of the accommodation



# Investing in RTC

**RTC Business Park is one of the principal engineering employment centres in Derby with direct access to the A6 and is close to the railway station and city centre. The buildings sit in landscaped grounds. The owners, LCR, in conjunction with Derby City Council using their allocation of the Government's Regional Growth Fund are investing in RTC to create economic growth, sustainable employment and rebalance the economy.**

The modernisation of RTC Business Park will attract new companies and allow current tenants to expand their operations. This will create more jobs and investment in Derby. The improvements to the office accommodation has focused on two main buildings known as Derwent House and Kelvin House:

## Derwent House

The whole of the second floor has been transformed to create approximately 23,850 sq ft (2,216 m<sup>2</sup>) of high specification office space. The works utilise the building's wide floor plate and produces office suites from 4,400 sq ft (410 m<sup>2</sup>). The specification includes comfort cooling, high grade lighting, carpeting and double-glazed windows as standard.

The property also benefits from a refurbished reception, providing a modern, light and spacious environment for tenants and visitors to enter the building. In addition, a walkway leads

through a central courtyard to the rear of the building and to a new passenger lift. This increases the efficiency and ease of movement for tenants around the building.

## Kelvin House

The first, second and fourth floors of the building have been refurbished, creating approximately 17,850 sq ft (1,660 m<sup>2</sup>) of high quality office accommodation. Each floor has a floor plate of approximately 6,000 sq ft (557 m<sup>2</sup>) but is capable of being split into four separate suites and there are multiple arrangements to choose from. Office suites are therefore available from only 1,200 sq ft (111 m<sup>2</sup>).



**“ The RTC has an excellent facilities team who are a pleasure to work with. They are responsive and always helpful and make my job so much easier! ”**

Atkins Ltd

# Kelvin House

## First, Second & Fourth Floor

Total floor area 17,850 sq ft (1,660 m2)

### Description

Kelvin House comprises a five-storey purpose-built office property. The accommodation is arranged around a central service core that includes an 8-person passenger lift and WC facilities. Each floor comprises approximately 5,950 sq ft (553 m2) and the flexible nature of the property means that it can be arranged to suit occupiers' requirements with office suites starting from only 1,200 sq ft (111 m2).

The first floor, second floor and fourth floors have been refurbished to a high specification and the accommodation benefits from:

- suspended ceilings
- attractive light fittings
- perimeter trunking
- carpeting throughout
- double-glazed windows
- provision for kitchen/refreshment areas
- 24/7 manned security
- free parking

### Service Charge

A service charge is payable in order to receive site benefits such as 24 hour security, a Facilities Management Team, building maintenance, landscaping, cleaning of common parts and utilities. Electricity usage is metered.

### Rates

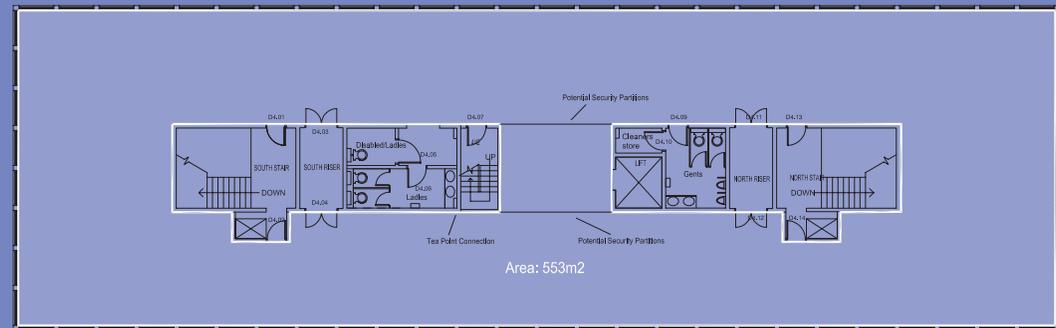
The agents will be pleased to provide guidance on likely rates payable figures.

### Terms

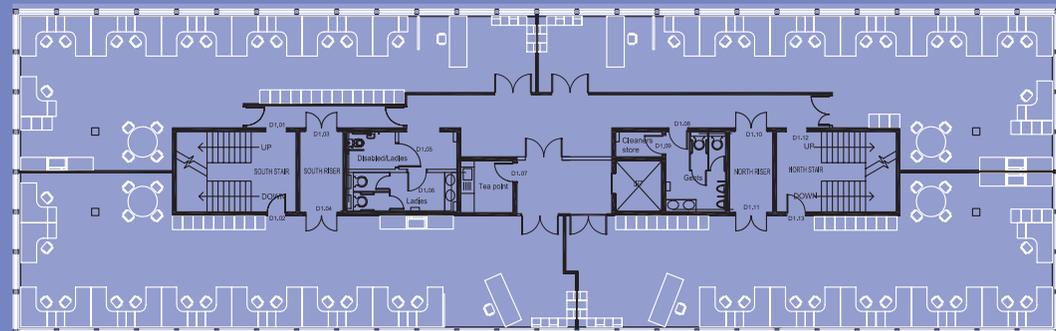
Suites are available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed. Details of commencing rentals are available on application. Incentives may be available (subject to other terms).

### Energy Performance Certificate

Available on request.



Kelvin House full floor plan



Kelvin House multiple suites

# Derwent House

## Second Floor

**Total floor area 23,850 sq ft (2,216 m<sup>2</sup>)**

### Description

Derwent House is a three-storey purpose-built office block in the heart of the RTC. It benefits from a centrally located and newly refurbished ground floor reception, passenger lifts at both the front and rear of the building and a central landscaped area providing a campus-style atmosphere.

The second floor has been refurbished to a high specification and suites are available from 4,400 sq ft (410 m<sup>2</sup>).

The accommodation benefits from:

- suspended ceilings
- attractive light fittings
- perimeter trunking
- carpeting throughout
- double-glazed windows
- comfort cooling
- provision for kitchen/ refreshment areas
- 24/7 manned security
- free parking

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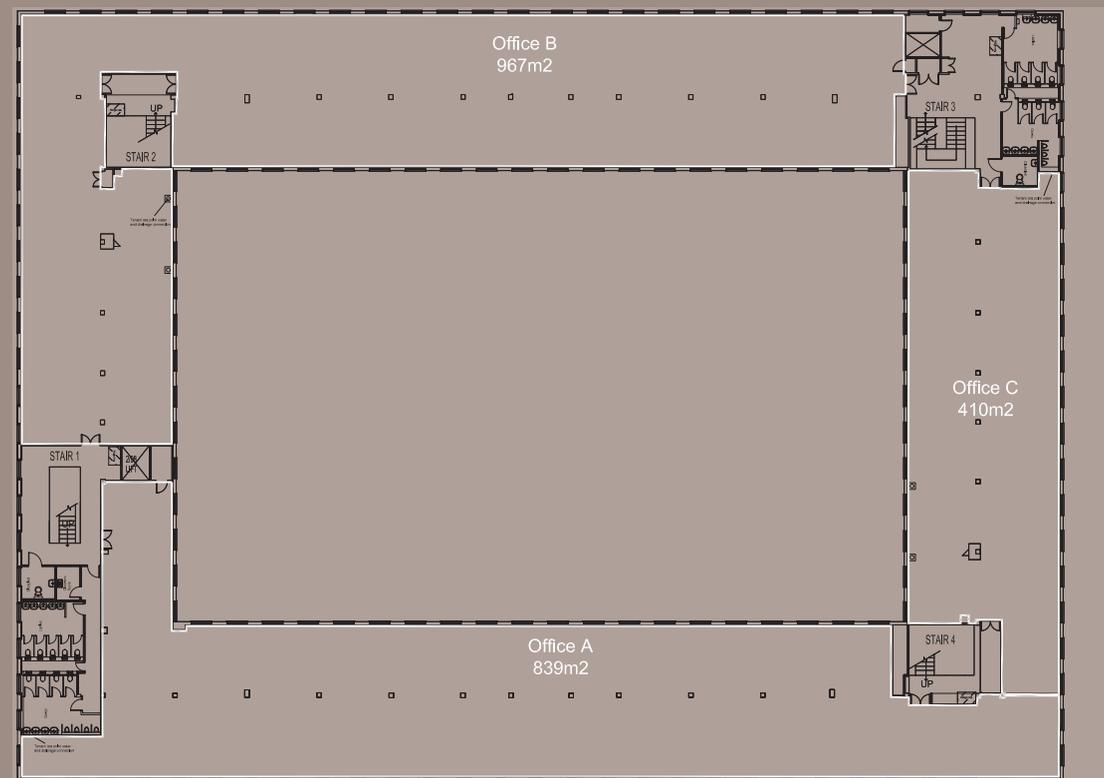
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### Energy Performance Certificate

Available on request.



Derwent House  
Second Floor Proposed  
Derwent House floor plan

## Location

The RTC is prominently located off London Road (A6), approximately half a mile from the railway station and two-thirds of a mile from Derby City Centre. It is situated approximately five miles west of the M1 motorway (Junction 25) which is accessed via the main A52 dual-carriageway to Nottingham (16 miles). Other distances include:

**Birmingham** – 42 miles  
**London** – 132 miles  
**Sheffield** – 47 miles  
**Manchester** – 83 miles

## Viewing & Further Information

To arrange a viewing or for further information please contact:

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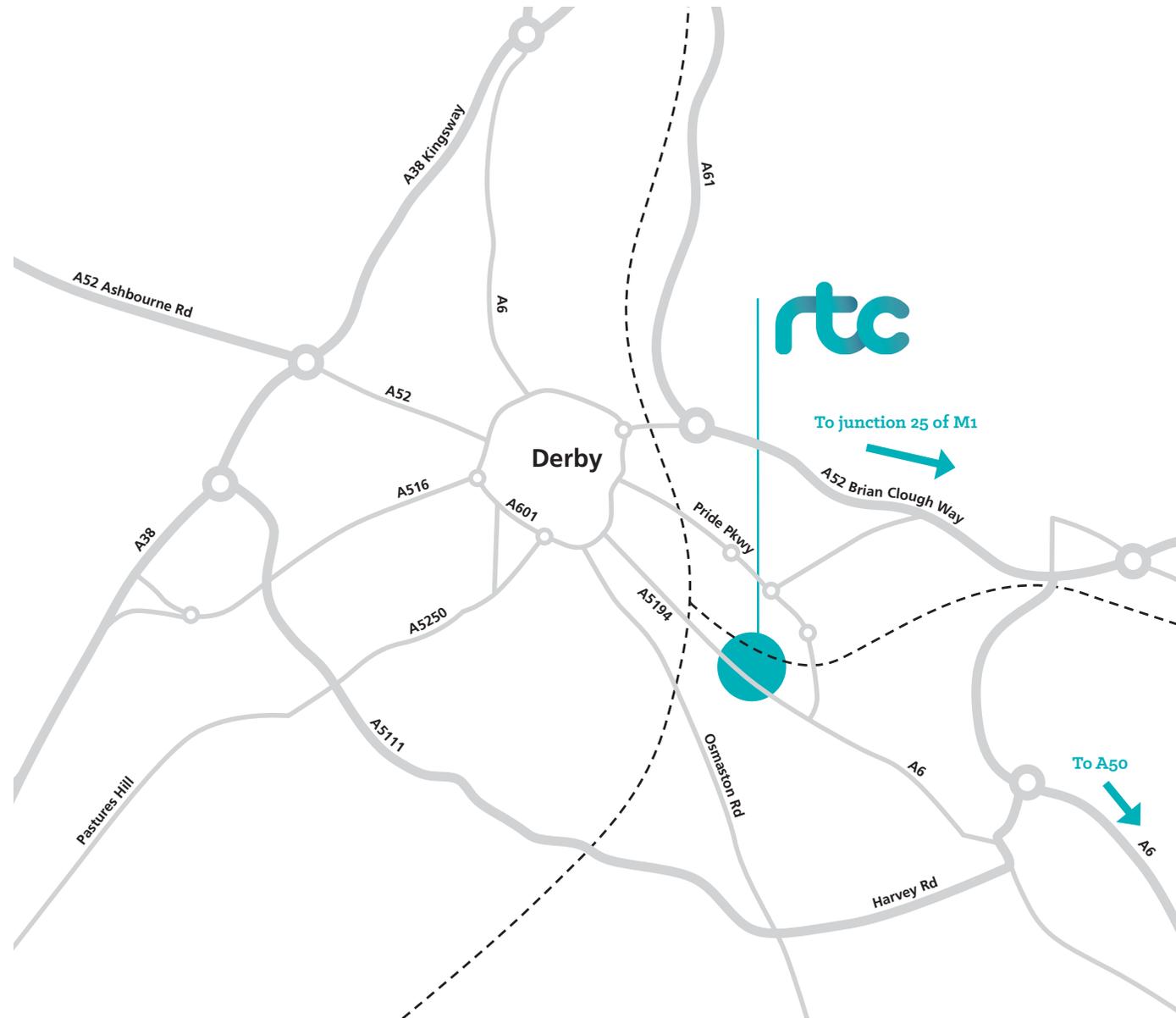
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“ The RTC Business Park has an excellent on-site team who have served Network Rail and its predecessors extremely well over the years. ”

Network Rail Infrastructure Limited



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