



Profile House, Sir Frank Whittle Road, Derby, Derbyshire DE21 4BD

OFFICES

- ▶ **Morning offices with comfort cooling**
- ▶ **Excellent location with easy access to A38/A52/A61**
- ▶ **On-site parking**
- ▶ **SHORT TERM LEASES AVAILABLE FROM 783 TO 3,133 SQ FT**

For enquiries and viewings please contact:



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Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, NHS and Alstom.

Profile House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent links to the A38/A6 and M1 J24 and J25.

Description

Profile House is a modern three storey office building providing an impressive internal and external design and specification which includes:-

- Gas central heating
- Air conditioning
- Suspended ceilings with Cat 2 lighting
- Perimeter trunking throughout with data cabling to central server
- Fully carpeted throughout
- WC and Kitchen facilities
- Open plan offices throughout
- Allocated parking

10 On-site car parking spaces

Flexible space available as a whole or in suites from 783 sq ft.

Accommodation

	Sq M	Sq Ft
Ground Floor	145.5	1,566
First Floor	145.6	1,567
Total	291.1	3,133

Measurements are on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class B1 Office consent under the Use Classes Order 1987 Enquiries should be made direct with the local planning department on 01332 640795

Tenure

The premises are available on a new flexible term full repairing and insuring lease via a service charge.

Business Rates

The ground and first floors are listed jointly and have a rateable value under the 2010 Listing of £35,520. Source: VOA website

Rent

Rental on application

Service Charge

The tenant is responsible for a service charge to cover the costs of external repairs, upkeep, heating, lighting and cleaning of common areas and water rates. Full details on request.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

A copy of the EPC is available on request.

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