



**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
<b>Total</b>	<b>291.1</b>	<b>3,133</b>

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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