

TO LET

High Quality Business Unit

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 3 Royal Scot Road,
Pride Park, Derby DE24 8AJ



Rent: £17,500 p.a.x.

- High quality business unit providing fully furnished office accommodation over two floor levels.
- Providing a total Net Internal Area of 149.49m² / 1,609sq.ft.
- Impressive mono-pitched design with parking provisions to the front and side of the building for up to 8 vehicles, depending upon configuration.
- Excellent location on Pride Park – Derby's premier business location.



SALLOWAY



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Location

The premises are located on Royal Scot Road, part of the Victoria Centre on Pride Park, Derby's leading business address.

The location benefits from easy accessibility to Junction 24 of the M1 and the East Midlands Airport via the A50. Additionally, the nearby A52 dual carriageway is also one of the City's principal transport routes, connecting with Junction 25 of the M1 to the East before passing into the neighbouring City of Nottingham.

Description

The premises comprise a modern steel portal frame business unit of brick construction and high quality clad external finish. The unit incorporates significant areas of glazing to the façades, contributing to the prominent appearance of the unit.

Internally, the ground floor of the property comprises an entrance hallway, reception office, canteen/mess room, two separate W/C's and additional disabled toilet, plus a small office to the rear. At first floor level there are two predominantly open plan offices.

The specification of the property's internal accommodation is generally consistent throughout and in the main comprises a combination of carpet and vinyl floor coverings, painted plastered walls with multiple power and data points; and suspended ceilings with modern recessed fluorescent lighting, electric heating and comfort cooling system.

Externally, the property benefits from parking provisions for up to 8 vehicles (depending upon configuration) within two paved surfaced forecourt areas located to the front and side of the building.

Accommodation

The property comprises:-

Ground Floor	70.27 m ² / 756 sq.ft.
First Floor	79.22 m ² / 853 sq.ft.

Total NIA 149.49 m² / 1,609 sq.ft.

Services

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

Rates

We understand the premises has a Rateable Value of £20,750. Interested parties are advised to confirm this figure with Derby City Council.

Service Charge

A service charge is payable towards the maintenance and repair of the environmental protection measures on Pride Park.

Rent

The property is available to rent at £17,500 per annum, exclusive of business rates and all other outgoings.

VAT

VAT is applicable at the prevailing rate.



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Legal Costs

Each party are to be responsible for their own legal costs in connection with the transaction.

Energy Performance Certificate

The property has an EPC assessment of C73.

Anti-Money Laundering Policy

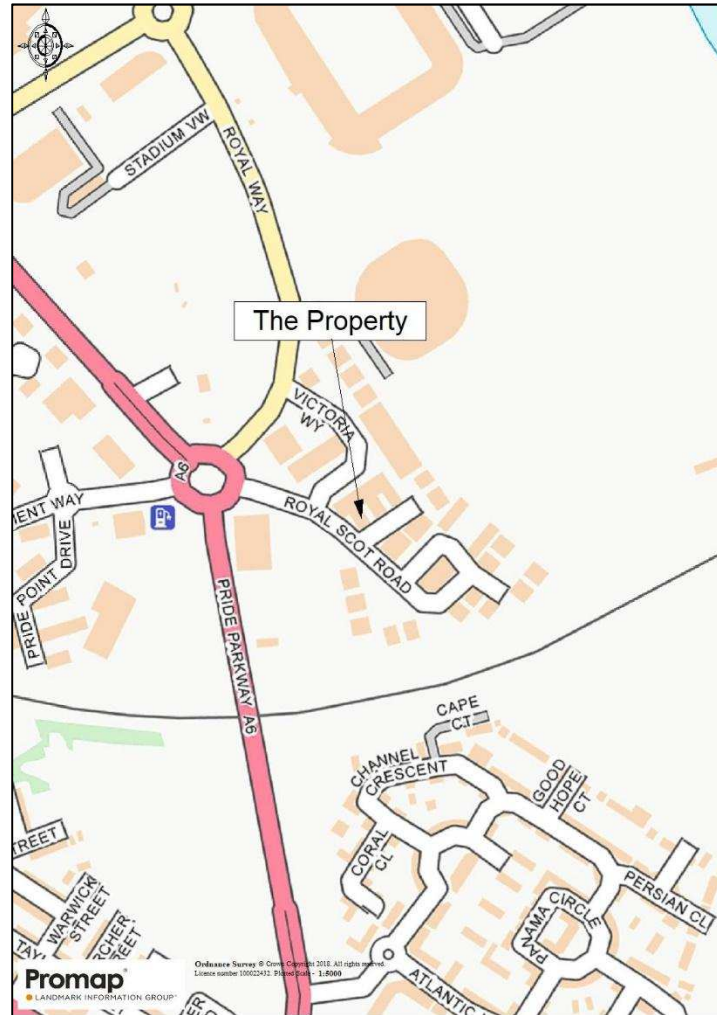
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings / Further Information

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

Tel: 01332 298000

Email: hberesford@salloway.com / wspeed@salloway.com



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

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