

OFFICE AND WORKSHOP

- **Managed business hub offering office and workshop space from 125 - 380 sq ft**
- **Located within a secure site with 24/7 access**
- **Reception area, meeting room and kitchen available**

For enquiries and viewings please contact:



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John Smith Enterprise Hub, Brian Clough Business Centre, Cotton Lane, Derby, Derbyshire DE24 8GJ

Location

Brian Clough Business Centre is located on the outskirts of Derby City Centre in a prominent position on Cotton Lane, which links with both the outer ring road and Osmaston Road, providing direct access to the A6/A38/A50/A52 network.

Description

Brian Clough Business Centre is a managed scheme offering a range of light industrial, storage, workshop and office units within a security controlled environment.

The John Smith Business Hub is a newly developed business start-up suite that offers 7 office units and 5 workshop units ranging from 100 to 250 sq ft.

The hub offers a spacious comfortable reception area, meeting room, kitchen and WC facilities.

Office furniture is provided in each unit with the option of telephone and wireless broadband. The larger workshop units have roller shutter access for internal deliveries.

The scheme benefits from:

- On-site parking
- 24 Hour access for tenants via FOB security system
- Security monitoring by CCTV through the site
- Centre manager

Accommodation

	Sq M	Sq Ft
Workshop	17.7	190
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Office	11.6	125
Total	35.3	380

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

Planning

The premises have Class B1 Office/Workshop use under the Use Classes Order 1987. Enquiries should be directed to the local planning department on 01332 255950.

Tenure

The accommodation is available on flexible easy-in, easy-out tenancies on an internal repairing and insuring basis plus a service charge to cover the upkeep of common areas.
Full details on application

Rates

Each unit is separately assessed for business rates - current assessments range from £480 - £912 per unit. Full details on request.

Rent

Rentals from £250 - £300 per month including utilities and service charge.

VAT

VAT is payable

Legal Costs

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

EPC

An EPC is available on request.

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