

TO LET / FOR SALE

**Prominent Modern Office Premises
with Excellent Parking**

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

Former Barclays Business Centre,
Sir Frank Whittle Road, Derby DE21 4RX



Leasehold: £110,000 p.a.x. / Freehold: Offers over £1 million

- Modern self-contained office building providing a Net Internal Area of approximately 966.80 m² / 10,406 sq.ft. with circa 50 on site parking spaces.
- Well specified accommodation which includes raised access flooring, wet central heating, aluminium framed doubled glazed window units and suspended ceilings inclusive of category 2 lighting and air conditioning.
- Highly prominent location on Sir Frank Whittle Road, a particularly busy link road on the edge of Derby City Centre, connecting the A38 with the A52.
- The property benefits from frontages to Sir Frank Whittle Road and Stores Road (a thoroughfare linking Mansfield Road with the City Centre via Old Nottingham Road).



SALLOWAY



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Location

The City of Derby is a major commercial centre within the East Midlands having a resident population of circa 250,000 and an economy which is based largely upon advanced manufacturing. The Rolls Royce Aerospace Campus, Bombardier Transportation and Toyota Manufacturing UK's HQ are all based in the city.

The city is exceptionally well connected through road, rail and air. Junctions 24 and 25 of the M1 are just minutes away; A38, A52 and A50 trunk roads connect with the city; the Midland Mainline provides 1hr 30min train services to London; and East Midlands Airport is 20 minutes distant.

The premises have a prominent frontage to Sir Frank Whittle Road, a key connecting route between the A52 and the A38 on the eastern side of the city and have access from Stores Road which runs in parallel. This is a first-class location for an 'edge-of-town' office building providing easy access to the city centre and all its amenities and yet being on the principal road network giving rapid access to the M1 and Nottingham.

Description

The premises comprise a well-known, prominent two-storey office/headquarters' building which is of steel portal frame construction with cavity block and brick elevations, inclusive of powder coated aluminium double-glazed window units, surmounted by a pitched insulated panel roof.

Internally, the accommodation arranged over both levels is generally open plan, although there is a series of partitioned ground and first floor offices, meeting rooms, kitchens and WC facilities.

The specification of the accommodation is generally consistent and in the main comprises a combination of carpet floor, vinyl and tiled coverings, raised access flooring, painted plastered walls, wet central heating, aluminium framed doubled glazed window units and suspended ceilings inclusive of category 2 lighting and air conditioning units.



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Externally, the property benefits from a large tarmacadam surfaced car park which is accessed off Stores Road and provides parking provisions for approximately 50 vehicles.

Accommodation

The property comprises:-

Ground Floor:	475.19 m ² /	5,115 sq.ft.
First Floor:	491.61 m ² /	5,292 sq.ft.
Total Net Internal Area:	966.80 m² /	10,406 sq.ft.

Leasehold Terms

The property is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent / Price

The property is available to rent at £110,000 per annum exclusive of rates and all other outgoings.

Alternatively, offers over £1 million are invited to acquire the property's freehold interest.

VAT

VAT is applicable on this transaction at the prevailing rate.

Services

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



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Approximate Demised Area (for reference purposes only)



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Business Rates

We understand the premises to have a Rateable Value of £117,000. Interested parties are advised to confirm this figure with the Local Authority, Derby City Council.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Planning

The premises have been used by Barclays Bank as a Business Centre for a number of years. We have assumed that the current/existing Planning Use is B1(a) with ancillary A2, however, interested parties are advised to seek clarification of this from the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

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 Lessee.

Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

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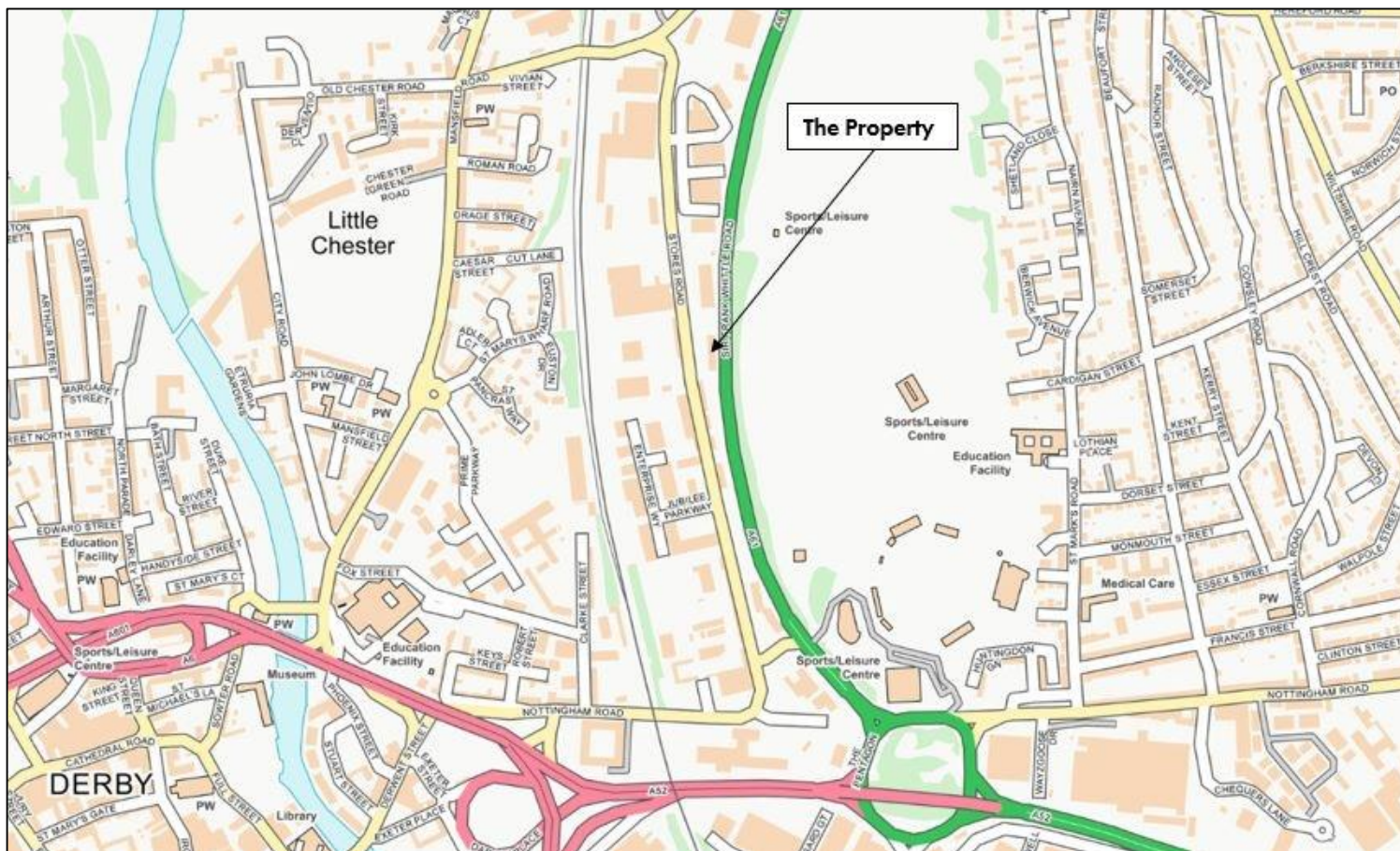
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