

**Wyvern House, Railway Terrace, Derby, DE1 2RU**

**TO LET EASY IN - EASY OUT AVAILABLE**

**SERVICED OFFICES from 390 sq ft (36.2 sq m) to 1,760 sq ft (163.5 sq m) on an inclusive rent. Incentives available, subject to terms and status.**

**OVERVIEW**

Situated adjacent Derby's train centre.

Limited on site car parking however close to pay and display car parks.

DDA compliant.

Manned reception (8am - 4.30pm)

24hr access.

Rent inclusive of heating, lighting and electricity.

On site meeting room charged at only £15 per hour.

## LOCATION

The premises is situated approximately 1.2km (0.8 miles) south east of Derby city centre. It fronts Railway Terrace and is adjacent the Midland Mainline train station and is close to a parade of local convenience shops and fast food takeaways.

The premises is very well connected for public transport; regular bus services run from the train station to Derby city centre with journey times of approximately five minutes.

## DESCRIPTION

The three storey period property is of a presumed solid brick construction beneath a pitched slate clad roof. Elevations incorporate timber framed sash windows.

Internally the accommodation has been converted to function as a serviced office centre with a meet and greet manned reception on the ground floor and recently installed DDA compliant lift.

There are a number of available suites with the general specification to include painted walls, carpet floor coverings, central heating and communal kitchenette and WC facilities to each floor. Some rooms benefit from air conditioning, data and meeting rooms. Please see the attached accommodation schedule.

## ACCOMMODATION

Please see attached availability and pricing and note that offices may be taken singularly or in any combination.

Should a suite not presently be available please call to register your interest.

## PLANNING

Generally the premises benefits from a B1 (Business) use however there are existing established D1 (Medical) uses also on site. The premises may be suitable for a variety of professional uses subject to planning and landlords consent.

## SERVICES

Included within the service charge rent are the following services:-

Heating, lighting, electricity, water, buildings insurance, maintenance and upkeep of the common shared and external facilities.

## BUSINESS RATES

Each unit has been assessed and rated by the Valuation Office. Most will qualify for 100% rates relief subject to status. For further information about rateable value contact the office or the Valuation Office at Derby City Council.

## SERVICE CHARGE

Included within the quoted rents on the accommodation schedule is a £4.50 per square foot service charge.

## TENURE

The premises are immediately available by way of a new easy-in easy-out licence for a minimum term of six months. Tenants will be responsible for the internal maintenance and decoration of their own demise.

## PRICE

Please see attached availability and pricing.

## VAT

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

## LEGAL COSTS

The premises are offered by way of a standard licence which is available for inspection on request. Should the tenant wish to take a longer lease, this can be considered however each party will then be responsible for their own legal costs.

## VIEWING

Accompanied inspections are to be arranged by prior appointment with BB&J Commercial.

## CONTACT

Christopher Wright  
01332 292825  
[c.wright@bbandj.co.uk](mailto:c.wright@bbandj.co.uk)

## LOCATION MAP



## ENERGY PERFORMANCE RATING

## PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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