

TO LET

High Quality Offices



CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Jubilee House, Sandown Road,
Derby DE24 8SR



Rent: £1,100 p.a.x.

- High quality office suites immediately available.
- Net Internal Area 15.8 m² / 170 sq.ft.
- Shared on-site parking provisions.
- Highly accessible location just off Ascot Drive, close to the A6, A514, Derby City Centre and Pride Park.



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Location

Sandown Road is an established business location accessed off Ascot Drive, which in turn connects with the A6 London Road (Pride Park link) and the A514 Osmaston Road (Outer Ring Road). Situated approximately 2 miles south east of Derby City Centre and positioned within an established employment zone.

Description

Jubilee House comprises a well presented office building of masonry construction which provides a number of good quality first floor office suites.

The available space presents well with the general specification comprising carpet tile floor coverings, electric panel heaters, uPVC double glazed window units, suspended ceilings, category 2 lighting and perimeter trunking.

Access is via a stairwell which is towards the front of the building, located within a communal ground floor entrance area. Kitchen and toilet facilities are provided within the property's communal areas.

Externally there is a tarmacadam forecourt which provides shared parking provisions for approximately 15 vehicles.

Accommodation / Rent

The following table sets out the accommodation, size and rent available at Jubilee House:-

Suite 6:	15.8 m ² / 170 sq.ft.	£1,100 p.a.x.
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Tenure

The suites are available on a leasehold basis with new tenancy agreements offered for a flexible period of time, subject to three or five yearly rent reviews where appropriate.

Services

It is understood that all mains services are connected to the property.

Rates

Interested parties are advised to contact the Local Billing Authority (Derby City Council) in respect of the Rateable Value of the premises.

VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

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

Legal Costs

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



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Anti-Money Laundering Policy

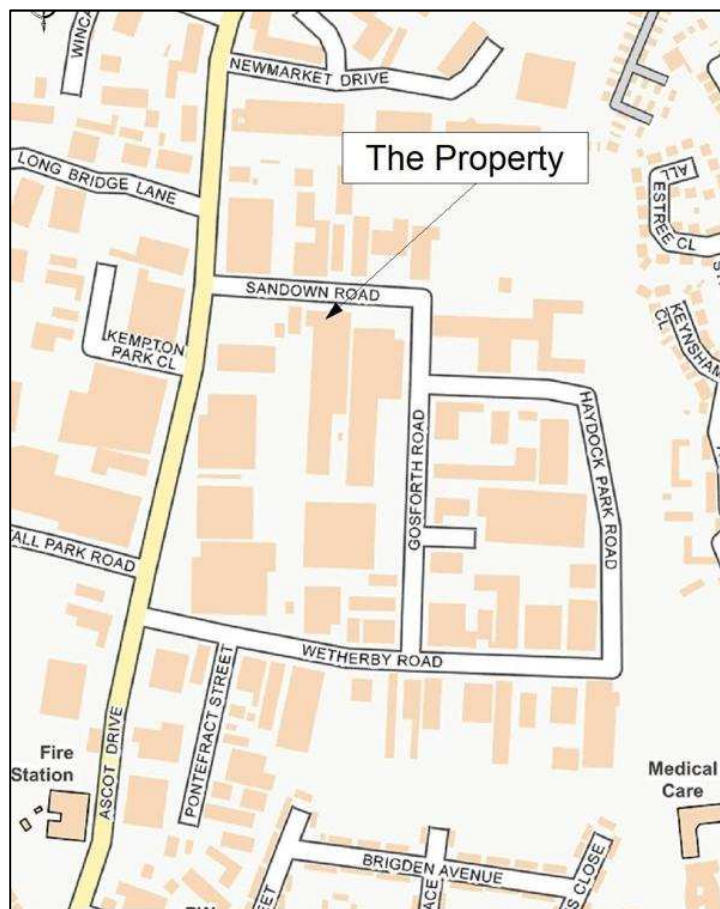
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

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

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

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SALLOWAY



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