Raybould
& Sons
Chartered Surveyors

Stephenson's House
Stephenson's Way
Wyvern Business Park
Derby
DE21 6LY

To Let

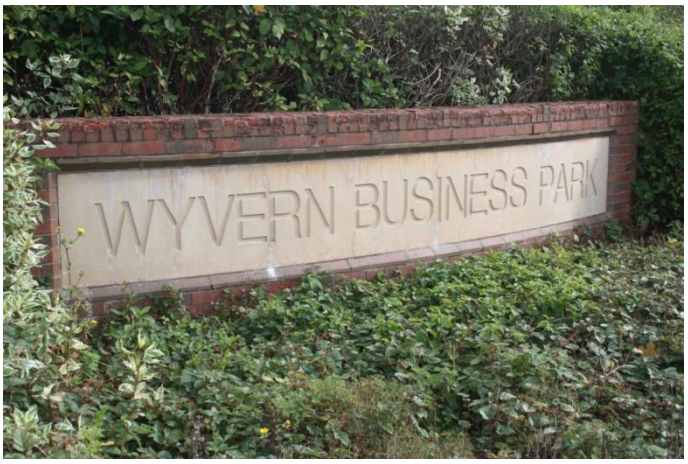
Modern Ground Floor Offices

764 sq ft (71 sq m)

Unit E Wyvern Court, Wyvern Business Court, Derby DE21 6BF

- Ground floor self-contained offices on prestigious office park
- 3 car parking spaces
- Comfort cooling and independent gas fired central heating
- Raised access floors
- Excellent road communications

01332 295555 raybouldandsons.co.uk



Location

The Wyvern Business Park adjoins the A52 dual carriageway being only 1.5 miles from Derby City Centre and 6 miles west of Junction 25 of the M1 Motorway and 18 miles south of J28 via the A38.

The nearby Raynesway provides dual carriageway access to the A50 which links the M1, A42/M42 and East Midlands Airport (at Kegworth/Castle Donington) with J15 of the M6 at Stoke.

Bus, Rail and 'Park & Ride'

Currently a public bus service runs from the City Centre, stopping close to the secondary entrance to the Midland Railway Station (via a pedestrian bridge) and the 'Park & Ride' facility on Pride Park (located next to the new Velodrome) before calling at the Wyvern Business Park during the working day.

An up-to-date timetable can be found here:

https://bustimes.org/services/pr-derby-pride-park-the-wyvern

Background

The owner of the adjoining office (Unit F) purchased the freehold interest in Unit E and combined the two upper floors for their own occupation.

In doing so they have created a self-contained ground floor unit with its own independent access and is now available to let by way of a new lease.

The Property

The subject premises provide modern self-contained office unit which has been arranged to provide an open plan office/administration area together with well-presented Ladies/Disabled and Gents WC's and a kitchenette facility directly off.

The offices have been finished to a high standard including:

- Gas fired heating
- Comfort cooling
- Double glazing (tinted)
- Two quality toilets including disabled facilities
- Raised access flooring for under-floor data cabling, telephones and all electric power points terminating in floor boxes
- Suspended ceiling with recessed lighting units
- Fire and Smoke Alarm.
- 3 car parking spaces

Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis.

Net internal area: 764 sq ft (71 sq m)

Services

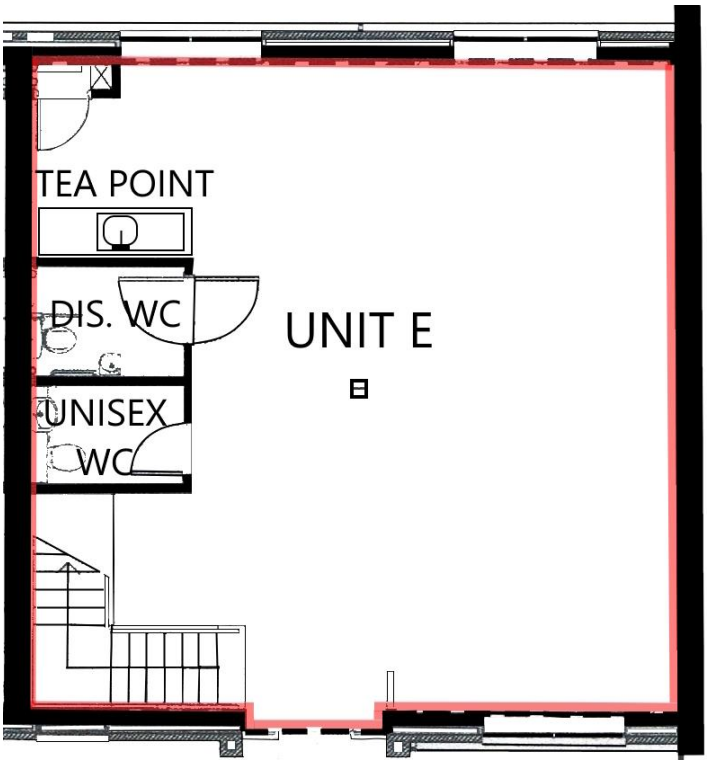
We believe mains gas, water and electricity are available and connected.

We have not tested any of the services.

Town & Country Planning

We believe that the premises have the benefit of existing planning consent for office use falling within Class B1 of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific use of the premises.



Indicative layout only
Not to Scale

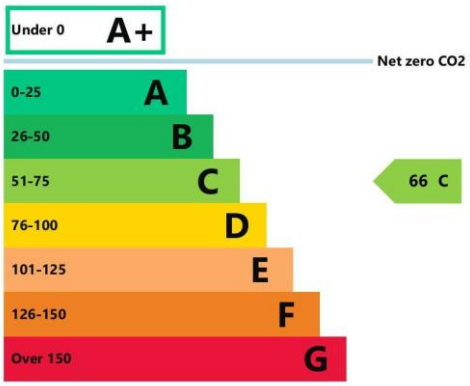
Fire Escape

The first floor offices have the use of the staircase in the event of an emergency only.

EPC

An energy performance certificate can be made available on request.

Rated: C 66



Terms

The premises are available by way of a new lease – terms to be negotiated.

The incoming occupier will be responsible for keeping the property and fixtures and fittings in good repair and decoration.

Inclusive Rent

£12,500 per annum plus VAT to include gas, water, electricity, service charge, fibre optic broadband connection.

Additional Items

Any Non-Domestic Rates are payable in addition directly to the Local Charging Authority: Derby City Council.

Legal Costs

Each party will bear their own legal costs incurred.

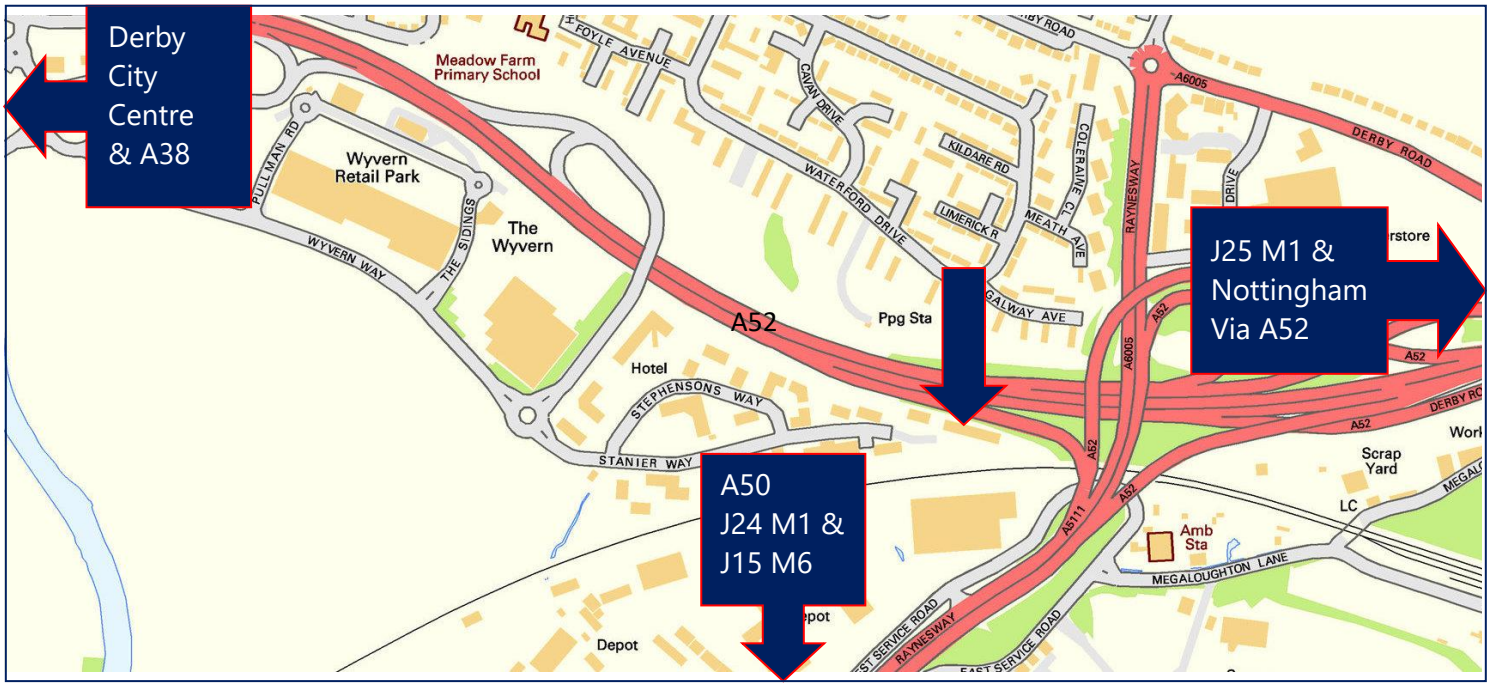
Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991
Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk