

TO LET

High Quality Serviced Offices

Derby West Business Centre, Ashbourne Road, Derby, DE22 4NB



- Quality office and suites ranging from 138 sq.ft. upwards.
- Self-contained rooms offering a high internal specification, including air conditioning and state of the art high speed internet connection**
- Convenient location on main arterial route.
- Dedicated car parking.
- Flexible 'easy in- easy out' terms.

**available at an additional cost

From £392 per calendar month exclusive



Surveyors • Agents • Valuers

**01332
200232**



Location

The Derby West Business Centre is located on the A52 (Ashbourne Road) approximately 4 miles to the west of Derby City Centre. The A52 is a main arterial route that connects Derby with the market town of Ashbourne. The location is therefore uncongested and offers a rural aspect yet vehicular accessibility to Derby and the outer ring road / A38 is excellent.

The adjacent Mundy Arms public house (Premier Inn) and nearby Mackworth Hotel offer lunchtime and evening dining and overnight accommodation.

Description

The property comprises an imposing modern office building that is offered to let on the basis of individual rooms and suites, on 'all inclusive' terms. There are shared reception and waiting room facilities.

To the outside, the property has a forecourt for parking and further areas to either side for parking.



The property offers rooms from 138 sq.ft. in size with combinations and suites available up to several thousand feet if required.



All offices are offered on all inclusive terms, with a single monthly payment inclusive of:

- Rates
- Water rates
- Heating and air conditioning
- Electricity
- Buildings insurance
- Cleaning of common areas
- Telecom entry system
- Car parking

There are various communal kitchenettes and WC facilities on both the ground and first floor included in the common areas.



Externally, there is dedicated car parking, and the reasonable use of car parking is also included in the rental levels. For users with unusually high parking requirements, additional spaces are available by negotiation.

Services

All services, with the exception of cleaning individual offices and the tenants' telephone and broadband connections are included in the rental charges indicated. A high speed broadband connection is available at an additional cost. Interested parties are invited to contact W3Z on 01773 570123 for an indication of cost. Alternatively other providers such as BT can provide a connection.

Tenure

The suites are available to let for a minimum of a three month period with a notice period of four weeks. One month's rent is required as a deposit.

Lettings are by way of a simple, user friendly licence agreement and can therefore be effected extremely quickly.

Accommodation

Ground Floor

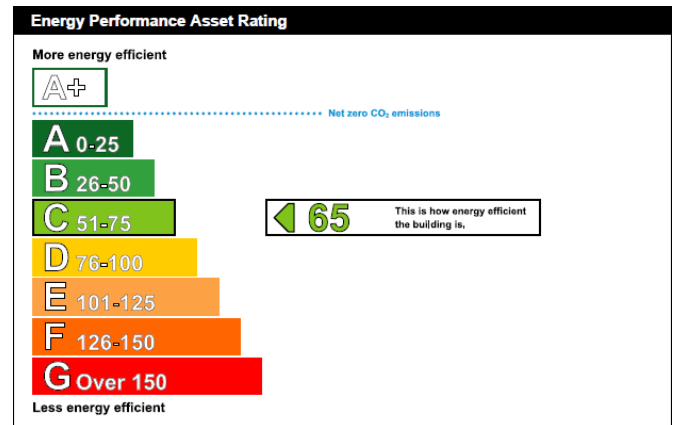
Room	sq. mtrs	sq. ft	Rent p.a	Rent /mth
1				Common Meeting Room
2	24.07	259	£5700	Now Let
3	13.00	140	£3080	Now Let
4	13.35	144	£3168	Now Let
5	13.39	144	£3168	Now Let
6	12.70	137	£3014	Now Let
7	29.78	320	£7040	Now Let
8	17.17	185	£4080	Now Let
9	13.08	141	£3102	Now Let
10	12.09	130	£2860	Unavailable
11	60.76	654	£14388	Now Let
12	32.75	352	£7744	Now Let
13	26.41	284	£6248	Now Let
14	31.81	342	£7524	Now Let
15	21.89	235	£5172	Now Let

First Floor

43	13.96	150	£3300	Now Let
44	16.88	182	£4004	Now Let
45	19.2	207	£4554	Now Let
46	98.13	1056	£23232	£1936
47	37.88	408	£8976	Now Let
48	12.82	138	£3036	Now Let
49				Informal Meeting Room
50a	25.4	273	£6006	Now Let
50	15.09	162	£3564	Now Let
51	22.23	239	£5258	Now Let
52	19.30	209	£4598	Now Let
52a	19.30	209	£5225	£435
53	17.71	191	£4202	Meeting
54	16.95	182	£4550	Now Let
55	31.50	339	£7458	Now Let
56	30.57	329	£7238	Now Let
57	32.36	348	£7656	Now Let
58	17.39	187	£4114	Now Let
58a	16.05	173	£3806	Now Let
59	17.5	188	£4700	£392
60	22.17	239	£5258	Now Let

61	36.20	390	£8580	Now Let
62	36.20	390	£8580	Now Let
63	18.00	194	£4268	Now Let
64	18.00	194	£4268	Now Let
65	57.53	619	£13620	Now Let
66a	55.54	598	£13156	Now Let
66b	23.85	257	£5654	Now Let
66c	20.19	217	£5425	£452
67	14.20	153	£3366	Now Let
68	19.31	208	£5200	£433
69	17.5	188	£4700	£392
70	17.5	188	£4700	£392
71	17.5	188	£4700	£392

EPC



Insurance

There is no charge or contribution to buildings insurance. However, individual tenants are responsible for the insurance of the contents of their own offices.

Legal Costs

There are no landlord's legal charges. A simple one-off administrative fee of £295 + VAT is payable upon application to include preparation and execution of the licence agreement.

VAT

VAT is applicable at the prevailing rate.

Viewing

Viewing is strictly by appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.



Derby West Business Centre, Ashbourne Road, Derby, DE22 4NB
 Ground Floor

Drawings not to scale
 Available offices outlined in red

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Derby West Business Centre, Ashbourne Road, Derby, DE22 4NB

First Floor

Drawings not to scale

Available offices outlined in red

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