

FOR SALE



Surveyors • Agents • Valuers

Valuable Serviced Office Investment Property with development potential

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



- Substantial serviced office scheme situated within a site of 1.82 acres (approx.) with 146 car parking spaces.
- Total Net Internal Area: 2,143.3 sq.m. / 23,062 sq.ft.
- Accommodation comprises seventy-one lettable rooms plus various meeting rooms, WCs and kitchen facilities.
- Current rents total £210,000 per annum with £208,672.20 per annum of asking rentals on vacant units.

Offers in excess of £2,000,000

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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 nearby Mackworth Hotel offers lunchtime and evening dining and overnight accommodation.



Main reception

Description

The property comprises a substantial serviced office building of brick elevations beneath a pitched tiled roof, situated within a site of approximately 1.82 acres.

Internally the property provides 71 lettable offices plus various meeting rooms, WCs and kitchen facilities. There is also a steel portal framed

warehouse with steel cladding beneath a pitched steel roof to the rear.

Externally the property is accessed off Ashbourne Road and has 146 car parking spaces.

Accommodation

The property has a Total Net Internal Area of **2,143.3 sq.m. / 23,062 sq.ft.** The site area is approximately 1.82 acres. The rooms range from 137 sq.ft. to 1,000 sq.ft.

Summary of Tenancies

The premises are sold subject to existing tenancies. There are currently 24 tenants paying a gross rental of £210,000 per annum. A tenancy schedule is available upon request.

There are 27 vacant suites and a vacant industrial unit with an estimated gross rental value of £208,672.20 per annum.

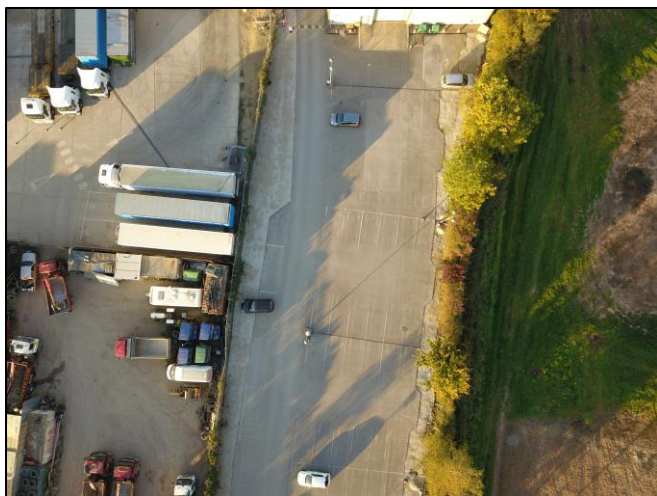
The licence agreements are inclusive of bills albeit the tenants are responsible for their internet and phone costs. Copies of the running costs are available from the agents upon request.

Services

We understand mains gas, water, electricity, drainage and air conditioning services are connected to the property.

Rates

The Valuation Office Agency website indicates the property has a rateable value of £93,000.



Rear Car Park

Price

Offers are invited in excess of £2,000,000.

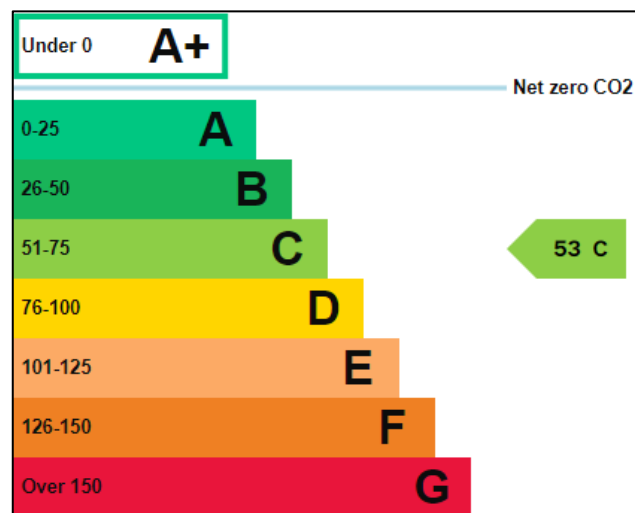
VAT

VAT is applicable to the purchase price although it is anticipated that the transaction will be treated as a transfer of a going concern (T.O.G.C)

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 Purchaser.

EPC



Viewing

Viewing is strictly via appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com

Management Services

David Brown Commercial are pleased to offer property investors a comprehensive and professional property management service including rent collection, service charge administration (where appropriate) and regular property inspection to ensure tenant compliance with lease terms. We aim to maximize value and remove the pain sometimes associated with property ownership and are happy to provide competitive quotations upon request.



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.