

## To Let

# Offices – First Floor Suite 2,055 sq ft (191 sq m)

Bailey House, Royal Scot Road, Pride Park, Derby, DE24 8AJ



- First floor office suite in modern semi-detached hybrid unit
- 6 allocated car parking spaces
- Part open plan – part cellular layout
- Suspended ceilings with integrated LED lighting
- Powder coated aluminium double glazed external windows and doors

01332 295555

[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Derby is an important East Midlands city located at the intersection with the A38 and A52 trunk roads connecting with J28 and J25 of the M1 motorway respectively.

The A50 is accessed via the nearby Raynesway and connects J23a of the M1, at Kegworth, with J15 of the M6 at Stoke on Trent.

Pride Park is strategically located immediately to the east of Derby's city centre running parallel with the A52, Brian Clough Way.

## The Premises

The premises comprises a suite of first floor offices contained within a modern, semi-detached hybrid business unit.

The unit is of steel frame construction with part brick and part steel profile cladding together with a steel profile clad roof.

The premises have been finished to a good specification including:

- Feature double glazed curtain wall to the front, external, elevation
- Floor boxes and perimeter trunking
- Air conditioning to the office areas
- Suspended ceilings with integrated LED and spot lighting units to office areas.
- 6 allocated car parking spaces
- Shared ground floor reception lobby, Kitchen, shower, Ladies, gents and disabled WC facilities

The first floor suite is accessed via a staircase from a shared reception area and is arranged to provide a central open plan office area together with two good size meeting rooms, three private offices, a store, kitchen and WC.



## Accommodation

Floor areas are quoted on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

### Ground Floor:

Shared reception lobby and welfare facilities

### First Floor:

Offices and Welfare: 2,055 sq ft (191 sq m)

## Services

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

However, interested parties should satisfy themselves that the capacity of the services is adequate for their specific business requirements.

## Non-Domestic Rates

Having accessed the online Rating List, we have determined that the premises have been assessed for Non-Domestic Rates as a whole as follows:

Rateable Value: £47,000

The current multiplier is 0.499.

It may be prudent to split the rating assessment and we would recommend that enquiries are made of specialist Rating Surveyors in conjunction with the Landlord

## Town & Country Planning

We believe that the property has a permitted use for light industrial / warehouse and office use.

However, interested parties should make their own enquiries of Derby City Council to confirm that this represents the current position.





## Terms

The premises are offered to let by way of a new lease/tenancy agreement for a term to be agreed.

The Tenant will be required to maintain the interior of the office suite and to contribute towards the maintenance and upkeep of the building on a pro-rata basis. See 'Additional Costs' below.

## Additional Costs

In addition to the rent, costs incurred in respect of non domestic rates, water rates, electricity, gas, building insurance, air conditioning service and maintenance, window cleaning, and maintenance of the communal toilets will be re-charged at 47% of the total cost for the Bailey House.

Indicative costs, based upon the last 12 months expenditure, can be made available upon request.

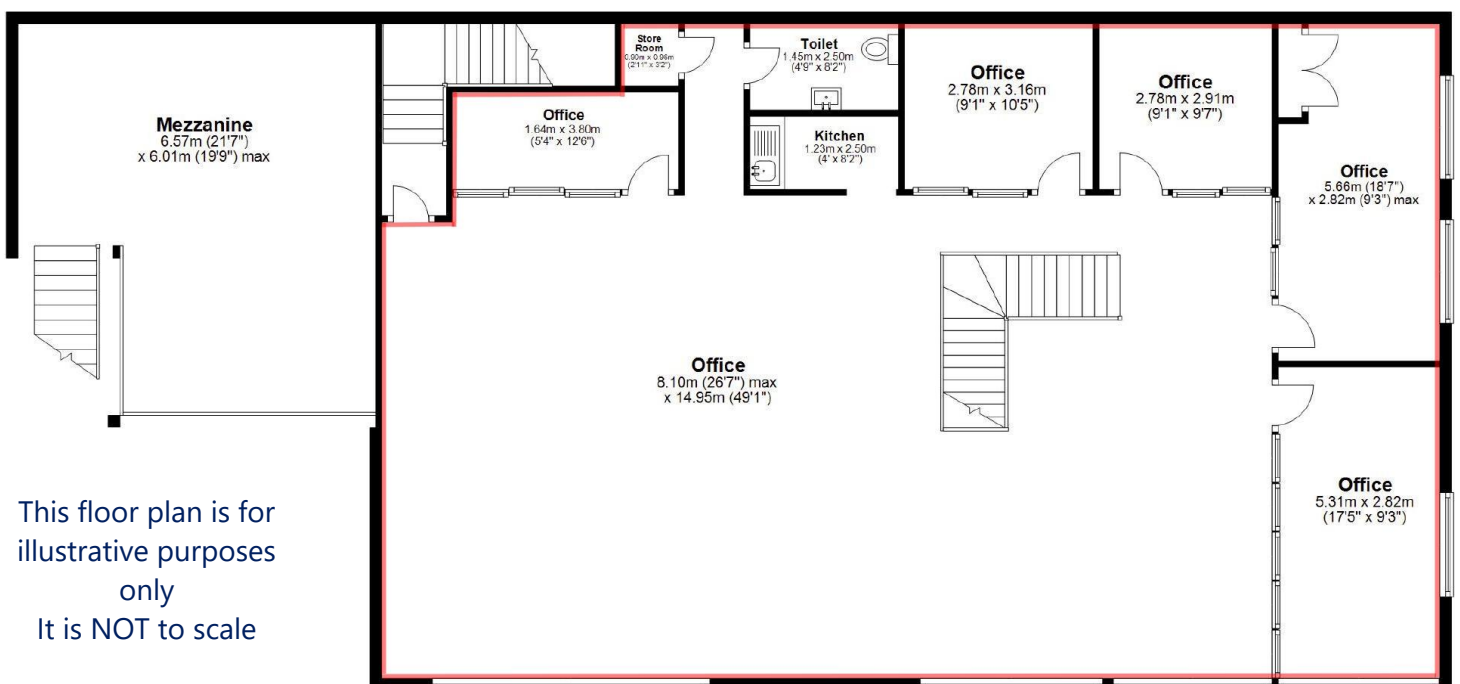
## Rent

£22,000

## Value Added Tax (VAT)

All figures are quoted exclusive of VAT.

We are advised that the property is registered for VAT which is applicable at the prevailing rate.

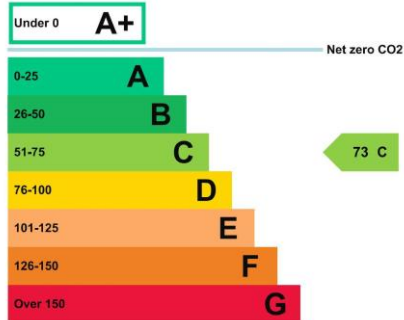


This floor plan is for illustrative purposes only  
It is NOT to scale

## Energy Performance Certificate

The premises Have been assessed for Non-Domestic Rates as follows:

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## OFSA Sanctions Check

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to Financial Sanctions Regulations and, as such, Raybould & Sons will be required to verify all Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all individuals relevant to a property letting.

We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

## Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

Tel: 01332 295555

*Subject to contract and availability*



#### 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. 4. 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