

TO LET

LITTLE EATON, DERBY DE21 5EL

- ◆ New Build Offices
- ◆ From 4,511 sq.ft. to 8,778 sq.ft.

First Class offices in a unique location close to the A38 three miles north of Derby City Centre.



Location

Outrams Wharf is an exclusive professional business park in the popular village of Little Eaton providing a number of detached office buildings with allocated car parking and attractive landscaping.

Access

Road communications are excellent the development is 0.5 miles from the A38 and A61 trunk roads.

The site is central to:

- ♦ Derby 3mls
- ♦ Nottingham 18mls
- ♦ Leicester 40mls
- ♦ M1 (J25) 11mls
- ♦ M1 (J28) 14mls
- ♦ East Midlands Airport 17mls

Floor Areas

Description	sq.mtrs.	sq.ft.
Brunel House - UNDER OFFER		
Ground	233.7	2,515
First	233.7	2,515
Total Net Internal Area:	467.4	5,029
Smeaton House		
Ground	209.6	2,255
First	209.6	2,255
Total Net Internal Area:	419.2	4,511
Rennie House		
Ground	407.9	4,389
First	407.9	4,389
Total Net Internal Area:	815.8	8,778

Timing

Brunel House

Can be delivered approximately two months from signature of agreement for lease. 25 car parking spaces.

Smeaton House

Can be delivered approximately five months from signature of agreement for lease. 21 car parking spaces.

Rennie House

Can be delivered approximately nine months from signature of agreement for lease. 40 car parking spaces.

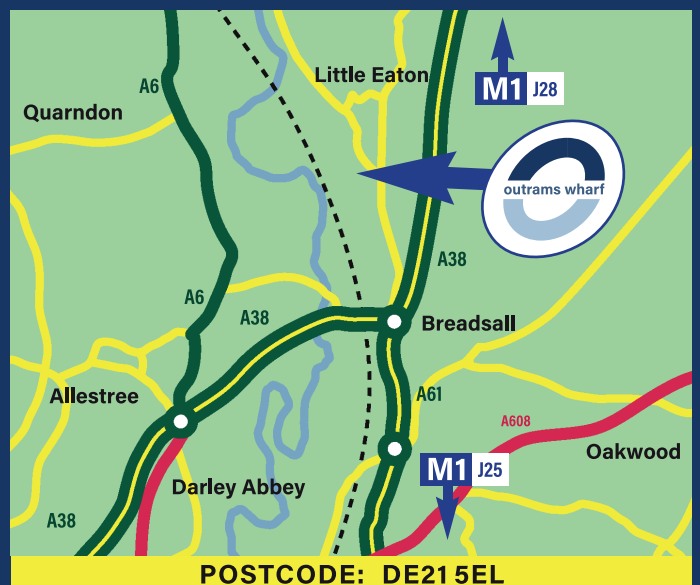
Property

Three new build offices arranged over two storeys of full brick elevations beneath pitched tiled roofs.

Specification

The high quality specification will include:

- ♦ Air conditioning
- ♦ Raised floors with floor boxes
- ♦ Suspended ceilings
- ♦ LG7 LED lighting
- ♦ Double glazing
- ♦ Carpets
- ♦ Male, Female and Disabled WCs



A development by



Sole Agents



info@davidbrownproperty.com

POSTCODE: DE21 5EL