

To Let

Modern Offices with Car parking

1,140 sq ft - 8,560 sq ft (105 sq m - 795 Sq m)

16 Masons Place Business Park, Nottingham Road, Derby, DE21 6YZ



- Available as a whole or can be split to provide small business units of varying sizes
- Flexible terms available
- Excellent road communications: A38, A50, A52, M1 & M6
- Located approximately 0.5 miles from Pentagon Island

01332 295555

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Location

Mason's Place Business Park occupies a convenient location fronting Nottingham Road approximately half a mile from Pentagon Island which provides access to Derby's ring road system and to J25 and J28 of the M1 Motorway via the A52 and A38 trunk roads respectively.

The nearby Raynesway (A5111) and Alvaston Bypass (A6) provide rapid access to the A50 which links J24 of the M1 Motorway at Kegworth and J15 of the M6 Motorway at Stoke on Trent.

Description

16 Mason's Place comprises a well presented, two storey, office building of substantial brick construction beneath a pitched and tiled roof.

Internally, the accommodation is arranged to provide a combination of cellular and open plan office areas which have been finished to a good specification including;

- Powder coated aluminium external windows and doors with double glazed window units
- Suspended ceilings with integrated Category II lighting units to ground floor
- Exposed roof trusses to first floor
- Gas fired central heating
- Kitchen and WC facilities on each floor
- Ample on-site parking

The building is available either as a whole, floor-by-floor or, alternatively, could be split to provide up to five individual business units of varying sizes and orientation

Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

As a whole/Floor-by-floor

Ground Floor: 4,560 sq ft (423.62 sq m)

First Floor: 4,000 sq ft (371.60 sq m)

Total NIA: 8,560 sq ft (795.22 sq m)

If split:

Unit 16a	1,140 sq ft	106 sq m
Unit 16b	1,335 sq ft	124 sq m
Unit 16c	1,442 sq ft	134 sq m
Unit 16d	1,238 sq ft	115 sq m
Unit 16e	2,422 sq ft	225 sq m

Services

We believe all mains services are available, however, interested parties should make their own enquiries and investigations to ensure that this is correct and the services are of a capacity to meet their operational requirements.

Non-Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non-Domestic Rates as follows:

Unit 16 is currently assessed as a whole as follows:

Offices and Premises

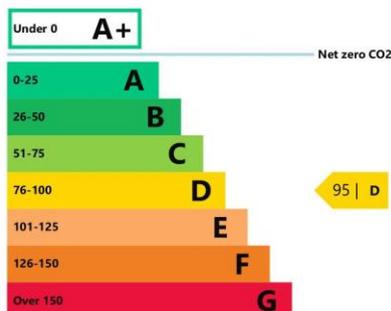
Rateable Value: £40,750

Current multiplier: 0.499 (2022/2023)

If split, the premises would be reassessed upon occupation.

Energy Performance Certificate

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).



Indicative layout plan
 Not to scale
 For information only

Terms

The premises are offered to let by way of a new lease/tenancy on full repairing and insuring terms for a term to be agreed.

The lease/tenancy will be excluded from Sections 26 – 28 of the Landlord & Tenant Act 1954 Part II.

Rent

Upon application

Legal Costs

The ingoing tenant will be required to make a contribution towards the Landlord's legal costs.

Value Added Tax

We are advised that the property has been VAT registered and that Value Added Tax will be payable on the rent paid.

Viewing and Further Information:

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

Contact: Martin Langsdale

Office: 01332 295555

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Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

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