Raybould & Sons
Chartered Surveyors

Stephenson's House
Stephenson's Way
Wyvern Business Park
Derby
DE21 6LY

To Let

Offices with parking for 15-20 cars

2,770 sq ft (257 sq m)

Orient House, Stanier Way, Wyvern Business Park Derby, DE21 6BF



- A rare opportunity to secure 2,770 sq ft (257 sq m) of offices with 15-20 car parking spaces
- Gas fired central heating with some comfort cooling cassettes
- Exclusive office park location off A52 favoured by major companies – Head Office for Motorpoint, NatWest, Assystem, Regional Government Offices

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Background
The property was built by William Davis in 1995 as part of the successful 18 acre Wyvern Business Park, comprising some 300,000 sq ft of office completed in 2009.

Location
The Wyvern Business Park is located approximately 1.5 miles from Derby City Centre, directly off the A52 dual carriageway, leading to the M1 and Nottingham. Also fast access via A6 to East Midlands Airport.

Occupiers:
Local, national and international firms have chosen the Wyvern Business Park as the ideal office location. In addition to HM Government Regional Offices – P. Ducker Systems, Steris, Henry Schein, Assystem of France, Head Office of Motorpoint, NatWest Bank, Pertemps, Dains Accountants and many more.

Public Transport:
A regular bus service leaves the city centre, calling at Pride Park (by Railway Station – platform onto Pride Park) – the Park & Ride car park at the Derby Arena and onto the Wyvern Business Park.

Derby Midland Mainline Railway Station has a car park and bridge to all platforms on Pride Park by the famous Roundhouse.

Local Facilities:
There is a 108 Bedroomed Premier Travel Inn on the Wyvern Business Park. Adjoining the Wyvern Business Park a few minutes walk to Sainsbury's, the Wyvern Retail Park, Boots the Chemist, Next, Halfords and many other retail outlets.

The Property
Orient House comprises a two storey, self-contained, office building extending to some 2,770 sq ft (257 sq m).

An impressive entrance area leads to Ground Floor open plan offices with side meeting rooms.

On the First Floor, mainly arranged in an open plan format with one meeting room, store rooms and a kitchen.

Toilets to both floors.

Features and Specification
Gas fired central heating, some independent comfort cooling cassettes, double glazed window units, wood effect flooring, perimeter trunking for cabling needs, security grilles to ground floor windows.

Exceptional Car Parking
15 to 20 car parking spaces available – ideal not just for staff but also for visitors.

Services
All mains services are available.

Use
Office use only.

Non Domestic Rates
The premises should be reassessed upon occupation



Terms
The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

The tenant is responsible for:-

a) Internal and external repairs to property and landlord's fixtures.
b) Decoration.
c) Maintenance of car park spaces.
d) Payment of business rates to Local Authority.
e) Payment for electric, gas, water and drainage services to appropriate supplier.
f) Reimbursement to the landlord of the annual insurance premium for insuring the property.
g) A service charge in respect of maintaining the landscaping and external lighting and the private access roads. This is a nominal cost.

Raybould & Sons can provide detailed information on the above.

Rent
Upon application

VAT
We are advised that VAT will be payable on the rent and any service charge expenditure.

Legal Costs
Each party to the transaction will bear their own legal costs.

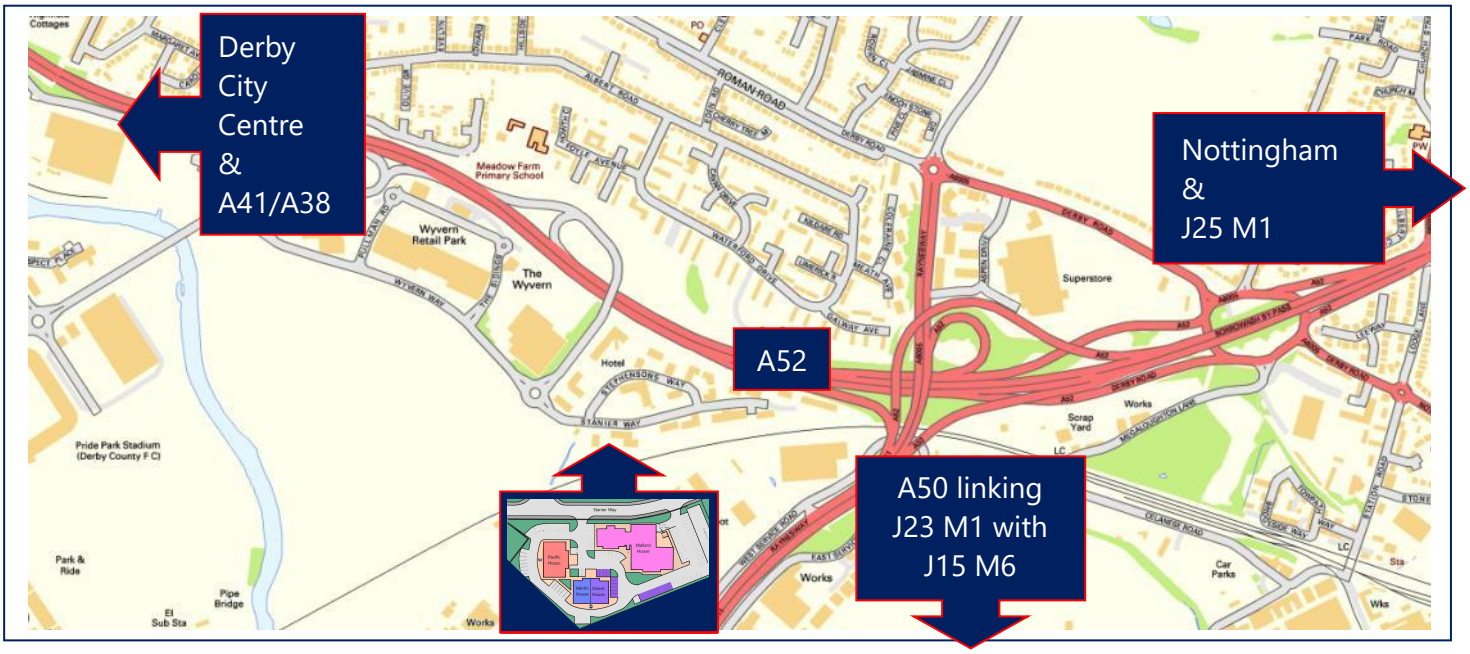
Viewing
All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

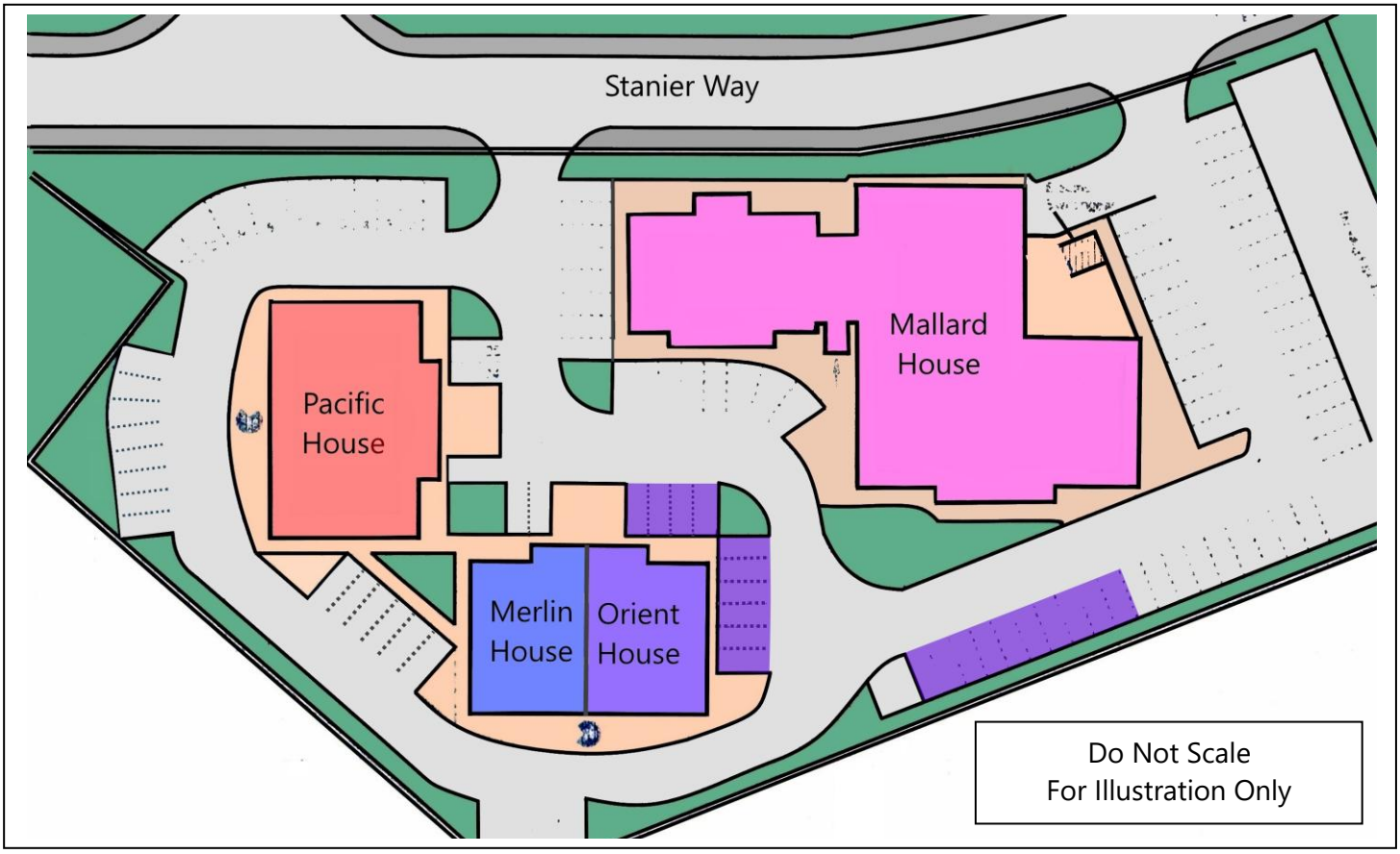
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