

To Let

First floor modern office suite, 4,953 sq.ft

2 large open plan rooms 60ft x 30ft & 58ft x 30ft with 2 separate double offices.

Also suitable for gym / dance studio, call centre, community / church, etc.



Unit 5 - MCP House, Parcel Terrace, Derby, DE1 1LY

4,953 sq.ft

Rent £28,500 per annum

- Suitable for a variety of occupiers
- 2 large open plan rooms 60 x 30ft & 58 x 30ft with 2 Separate double offices
- Immediately available
- Single level, solid concrete floor
- Good location, 1 mile from Derby City centre
- Attractive modern premises
- Large car park with gated perimeter fence

LOCATION; SAT NAV: DE1 1LY

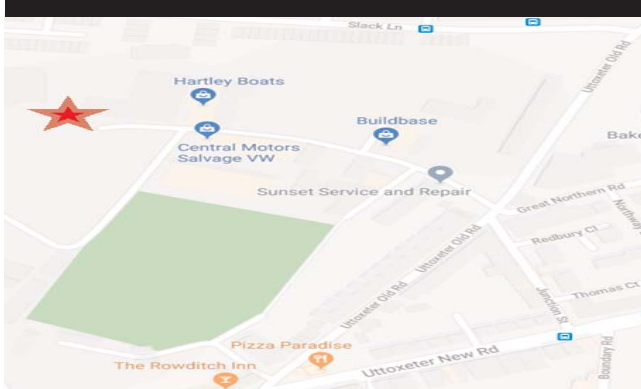
Situated 1 mile from Derby City centre, off A516 Uttoxeter New Road, which is a main route leading to the inner & outer ring roads.

The M1/J25 is 7 miles east, accessed via A52.

The A38 is 1.6 miles west.

Derby train Station, is 1.6 miles, serviced by Cross Country trains, East Midlands trains & Northern rail.

Buses are available on Uttoxeter New Road.

THE PROPERTY

SAT NAV: DE1 1LY

The Unit benefits from

First floor, high standard offices

Fully refurbished

New air conditioning units

Fitted kitchen

Large open plan room 60ft x 30ft

Large open plan room 58ft x 30ft

2 separate double offices

3.1 meter ceiling height

Single level, solid concrete floor

Male & female toilets with separate disabled WC

Double glazed with good natural light

Attractive modern premises

Carpeted and painted throughout

Suspended ceilings with CAT 2 lighting

Large car park with gated perimeter fence

Suitable for a variety of occupiers

Immediately available

Good location, 1 mile from Derby City Centre

Good Access to Ring Roads & Motorway

ACCOMMODATION	SQ Feet Approx
Open plan room (60ft x 30ft)	1,800
Open plan room (58ft x 30ft)	1,740
Offices & Amenity	1,413
TOTAL	4,953

RATING ASSESSMENT

The building is assessed as a whole, the proportion payable is £1.20 per foot, per year.

LEGAL COSTS

Each party pays their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C. Cert 9484-3001-0229-0000-2895.

TERMS

A new lease for a period of years to be agreed, at an initial rent of £28,500 per year exclusive.

There is a 3% service charge for maintenance & upkeep of common areas.

VAT

VAT will be charged at the prevailing rate.

POSSESSION

Upon completion of the legal formalities.

VIEWING

Strictly by appointment through, **Croma Ltd**, 511 Uppingham Road, Leicester, LE5 6QB

Contact: Bill Singh

Mobile 07 803 28 44 26

Email bill@cromaltd.com

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