

# To Let

## First floor modern office suite, 2,483 sq.ft

Large 60ft x 30ft open plan room & separate double office. Also suitable for gym / dance studio, call centre, community / church, etc.



### Unit 4 - MCP House, Parcel Terrace, Derby, DE1 1LY

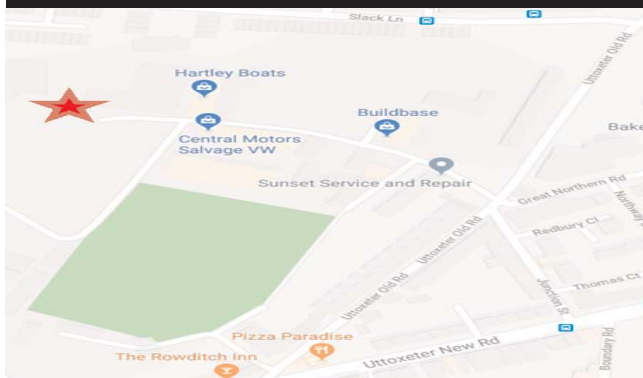
**2,483 sq.ft**

**Rent £14,500 per annum**

- Suitable for a variety of occupiers
- Large 60ft x 30ft open plan room & separate double office
- 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 60ft x 30ft open plan room  
 Separate double office  
 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
Offices & Amenity	683
<b>TOTAL</b>	<b>2,483</b>

**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 £14,500 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

Croma Ltd issues these particulars under the following conditions and gives notice that these particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by Croma Ltd. Neither Croma Ltd nor their employees are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Croma Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of the inspection. Croma Ltd is unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation.

**CROMA**

www.CromaLtd.com

