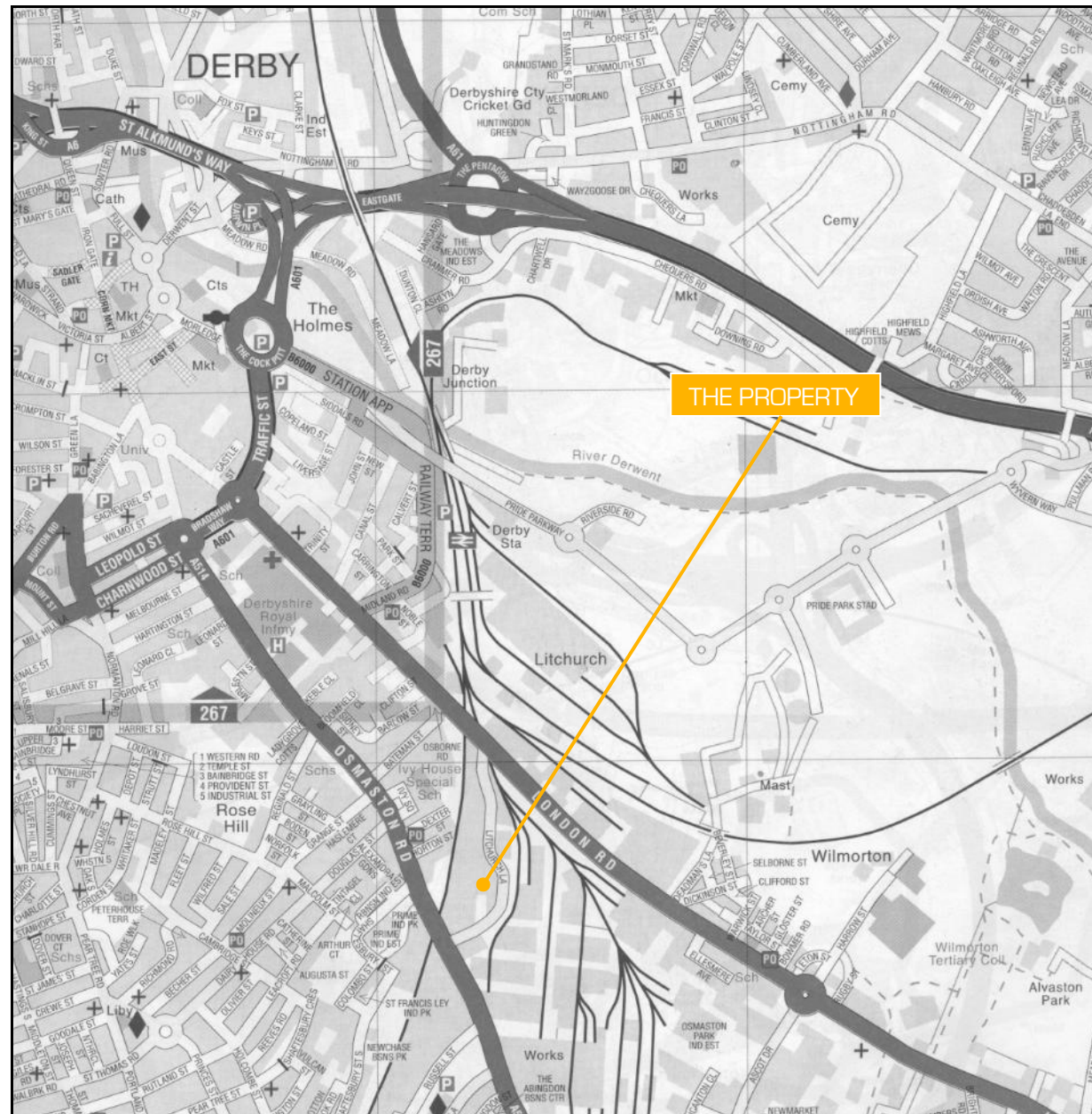


LITCHURCH PLAZA LITCHURCH LANE DERBY DE24 8AA

TO LET

LITCHURCH PLAZA LITCHURCH LANE DERBY DE24 8AA

OFFICE SUITES AVAILABLE FROM 16M² (174FT²) TO 466M² (5,016FT²)



- ◆ Convenient access to Derby City Centre main road network
- ◆ On site car parking
- ◆ Multi tenanted office premises

NOT TO SCALE

OUR REF: JS

DATE 09.09.08

LITCHURCH PLAZA LITCHURCH LANE DERBY DE24 8AA

LOCATION

Litchurch Plaza enjoys a prominent position on Litchurch Lane which can be accessed via either London Road (A6) or Osmaston Road (A516). Litchurch Plaza is situated approximately 1.5 miles to the south east of Derby City Centre and enjoys convenient access to the main road network, Pride Park and Derby Railway Station.

The exact location of the property is as shown on the plan on the reverse of these particulars.

An aerial photograph of the business park can also be seen under the specific property information at www.fhp.co.uk.

THE PROPERTY

Litchurch Plaza consists of a five storey multi-occupancy office building with lift access to all floors extending to 2,195M² [23,633FT²]. The site offers plentiful car parking facilities on site with communal WC facilities and kitchenette accommodation to all floors. The offices are accessed by way of a communal reception and the office suites have the benefit of the following: -

- ◆ Suspended ceiling
- ◆ Carpeting throughout
- ◆ Recessed lighting
- ◆ Plaster painted walls
- ◆ Perimeter heating

The property benefits from CCTV monitoring to communal areas with access available 24 hours a day 7 days per week.

ACCOMMODATION AND RENTAL PRICES

Suite No.	M ²	FT ²	Car Parking	Rent Per Annum
1.2	16	174	1	£1,500
1.6	66	715	3	£4,000
1.7	32	349	2	£2,000
2.1	144	1,548	6	£8,500
4.2	71	768	3	£4,250
4.4	106	1,143	4	£6,500

This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements of the accommodation prior to contact.)

OFFICE & INDUSTRIAL



PLANNING

We understand that the premises have planning for offices under Use Class B1a [Offices].

This information is given for guidance purposes only and perspective tenants are advised to verify this information with the Derby City Council Planning Department on 01332 251950.]

BUSINESS RATES

Each suite is separately assessed for non domestic rates purposes with further details available upon request from the agent.

This information is given for guidance purposes only and perspective tenants are advised to verify this information with Derby City Council Business Rates Department on 01332 293111).

LEASE TERMS

The office units are available by way of new effectively full repairing and insuring leases for a minimum term of three years, incorporating an appropriate rent review pattern.

SERVICE CHARGE

The lease will contain provision for a service charge to include, communal cleaning, maintenance, heating to the suite and service supply to communal areas. Further details of the service charge are available upon request from the agent.

LEGAL COSTS

A standard lease agreement is available from the landlord at no charge. In the event that solicitors are instructed the incoming tenant will be responsible for landlord's reasonable legal costs in connection with this transaction.

VAT

We understand that all costs are exclusive of VAT.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

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Email: jonathan@fhp.co.uk