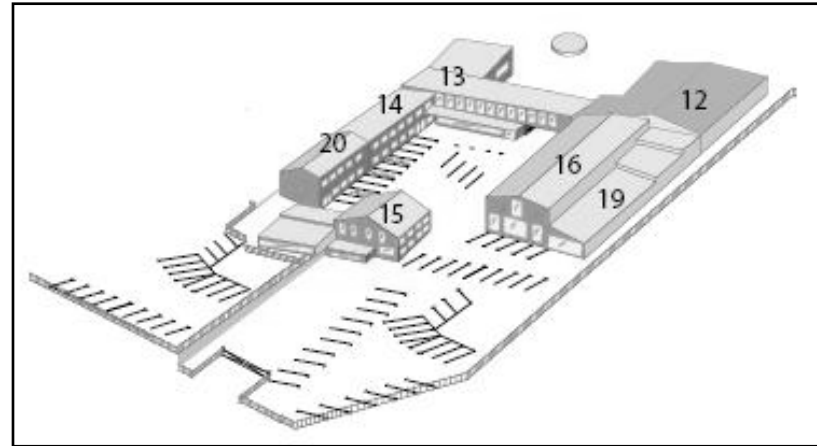
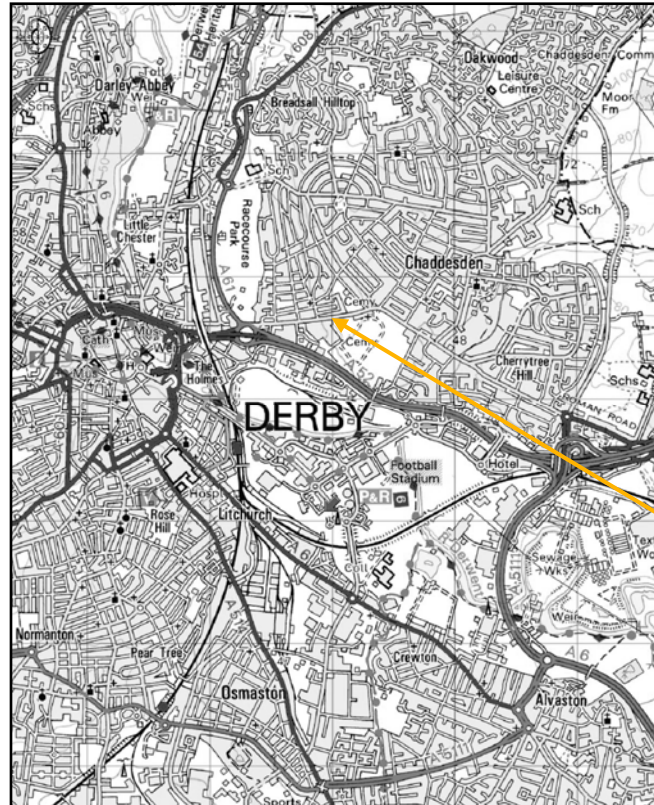


MASONS PLACE BUSINESS PARK
 NOTTINGHAM ROAD
 DERBY
 DE21 6AQ

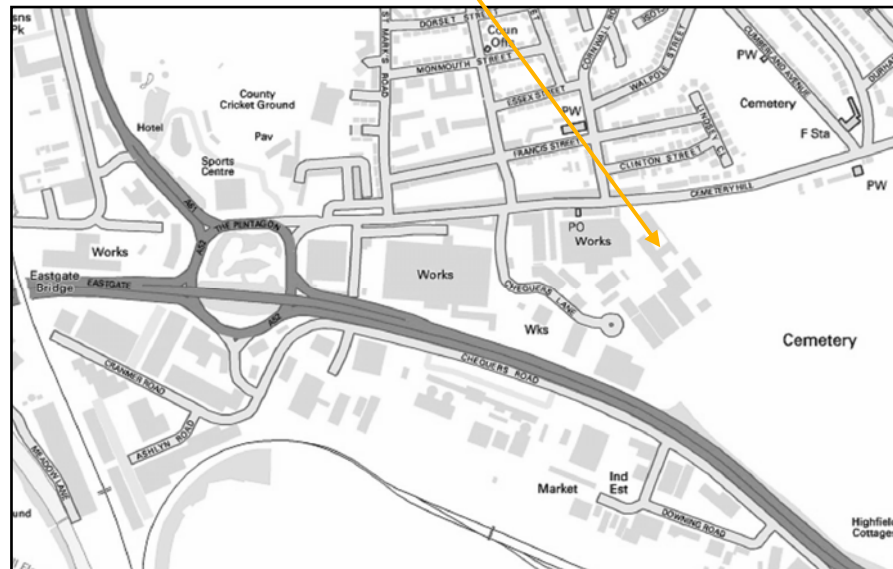
TO LET

MASONS PLACE BUSINESS PARK
 NOTTINGHAM ROAD
 DERBY
 DE21 6AQ

FLEXIBLE OFFICE ACCOMMODATION AVAILABLE FROM 103M² (1,108FT²)
 TO 1,488M² (16,017FT²).



MASONS
 PLACE
 BUSINESS
 PARK



- ◆ Recently refurbished to a high standard
- ◆ Excellent on site car parking ratios
- ◆ Prominently located

NOT TO SCALE

OUR REF: TH/ELW

DATE: 17/06/2008

MASONS PLACE BUSINESS PARK

NOTTINGHAM ROAD

DERBY

DE21 6AQ

LOCATION

Masons Place Business Park is very well located, to the east of the Derby City Centre less than one mile from the Pentagon Island. There is good road connectivity to local road networks with direct access to the A52 dual carriageway and offering good transport links to the City Centre. The site is situated approximately 6 miles west of J25 of the M1 Motorway and is within close proximity to the 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 DEVELOPMENT

Masons Place Business Park will provide 2,204M² [23,723FT²] of high quality refurbished office accommodation set within a courtyard style development. Approximately one third of the accommodation has been refurbished.

The offices are red brick construction, with stone masonry detailing under timber pitched, slate roofs. Internally the offices will benefit from the following:-

- ◆ Suspended ceiling with Category 2 lighting
- ◆ Fully carpeted with laminate flooring finishes
- ◆ Full scheme of redecoration
- ◆ WC and kitchenette facilities
- ◆ Central heating system
- ◆ On site car parking facilities
- ◆ Secure gated site

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

The offices are yet to be assessed for non domestic rates purposes but guide figures are 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).



ACCOMMODATION AND RENTAL PRICES

Unit No.	M ²	FT ²	Car Parking	Rent Per Annum
13	615	6,620	26	£53,000
14	175	1,884	9	£15,000
15	479	5,156	22	£41,250
16	716	7,707	LET	LET
19	116	1,248	6	£9,975
20	103	1,108	6	£8,875

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

TENURE

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

The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II).

SERVICE CHARGE

A nominal service charge will be levied to contribute towards the ongoing maintenance and management of the estate on a pro rata basis.

Further details of the service charge are available upon request from the agent.

VAT

We understand that all costs are exclusive of VAT.

VIEWING & FURTHER INFORMATION

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

Fisher Hargreaves Proctor

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Email: jonathan@fhp.co.uk

Rigby & Co

Contact: Ben Wisler

Tel: 01332 203377

Email: benwisler@rigbyandco.com