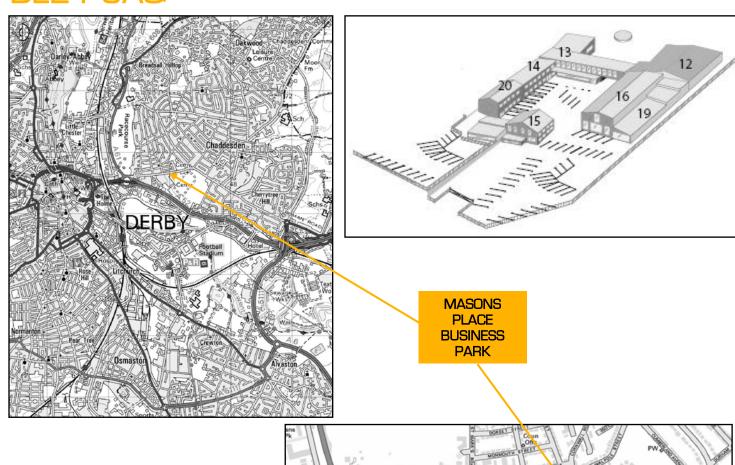
MASONS PLACE BUSINESS PARK NOTTINGHAM ROAD DERBY DE21 6AQ





NOT TO SCALE OUR REF: TH/ELW DATE: 17/06/2008

TO LET

MASONS PLACE BUSINESS PARK NOTTINGHAM ROAD DERBY DE21 6AQ

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



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



ROPERTY MISDESCRIPTION ACT 1991

All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly. 1)...Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2]... Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
3]...Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charge inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4]... Detailed tests have not been undertaken on services, central heating installations, plumbir installations etc...and purchasers/elassees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5]... All quick price and rental floures are quoted exclusive of VAT unless expressly stated to the contrary



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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

PLANINING

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).

OFFICE & INDUSTRIAL







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.)

TFNURF

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

 Contact:
 Jonathan Sayer

 Tel:
 01332 343222

 Mobile:
 07917 460303

 Fax:
 01332 343358

 Email:
 jonathan@fhp.co.uk

Rigby & Co

Contact: Ben Wisher
Tel: 01332 203377

Email: benwisher@rigbyandco.com



PROPERTY MISDESCRIPTION ACT 1991

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