

●● OspreyHouse ●●●



2,345 m<sup>2</sup> (25,250 sq ft) - Grade A Offices

PEGASUS BUSINESS PARK, EAST MIDLANDS AIRPORT, LEICESTERSHIRE, DE74 2UZ

**TO LET**

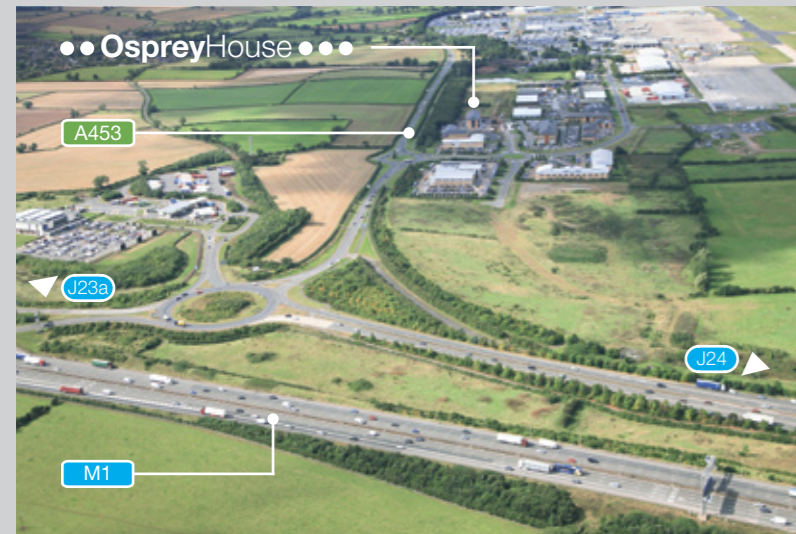
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Location

Pegasus Business Park is part of the East Midlands Airport. It enjoys separate access off the A453 before you reach the airport coming from the M1 Motorway.

Pegasus Business Park is situated around half a mile from Junction 23a of the M1, with Junction 24 and 24a, the A42 and A50 all being within 2 miles. The building is at the heart of the East Midlands being virtually equidistant from the cities of Nottingham, Leicester and Derby.

Pegasus has fantastic road connections, is situated next to an international airport and also has the benefit of an excellent bus service with buses every 30 minutes from Derby, Nottingham and Loughborough stopping at Pegasus Business Park only a short walk from Osprey House.



Description

Osprey House is a stunning three storey Headquarters Building which offers grade A office space in an outstanding location with excellent car parking.

Companies such as PricewaterhouseCoopers, Babcock International, Regus and E.ON have all been attracted to Pegasus with its range of on and off site retail and leisure facilities.

The specification includes:

- Full air conditioning
- Fully accessible raised floors
- Broadband enabled location
- Suspended ceiling with LG3 lighting
- 8 person passenger lift
- 104 car parking spaces

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Floor Areas

We have measured the building and calculate that the net internal floor area is as follows.

Ground floor	780 sq m	8,392 sq ft
First floor	783 sq m	8,426 sq ft
Second floor	783 sq m	8,426 sq ft
<b>Total</b>	<b>2,345 sq m</b>	<b>25,244 sq ft</b>
104 car parking spaces		



Indicative Upper Floor Plan



Ground Floor Plan



Rateable Value

The building will be assessed for rating purposes upon occupation. An estimate of business rates payable can be obtained from the agents.

Estate Charge

A small estate charge is applied on Pegasus Business Park as a whole to cover landscaping, road clearance and security issues. Details are available from the agents.

VAT

VAT will be payable on the rent and service charge.

Disposal Terms

The property is available as a whole or in part on the basis of a fully repairing and insuring lease with 5 yearly rent reviews. For quoting terms please contact the agents.



## Viewing and Further Details

Plans, elevations and specification are available from the agents:



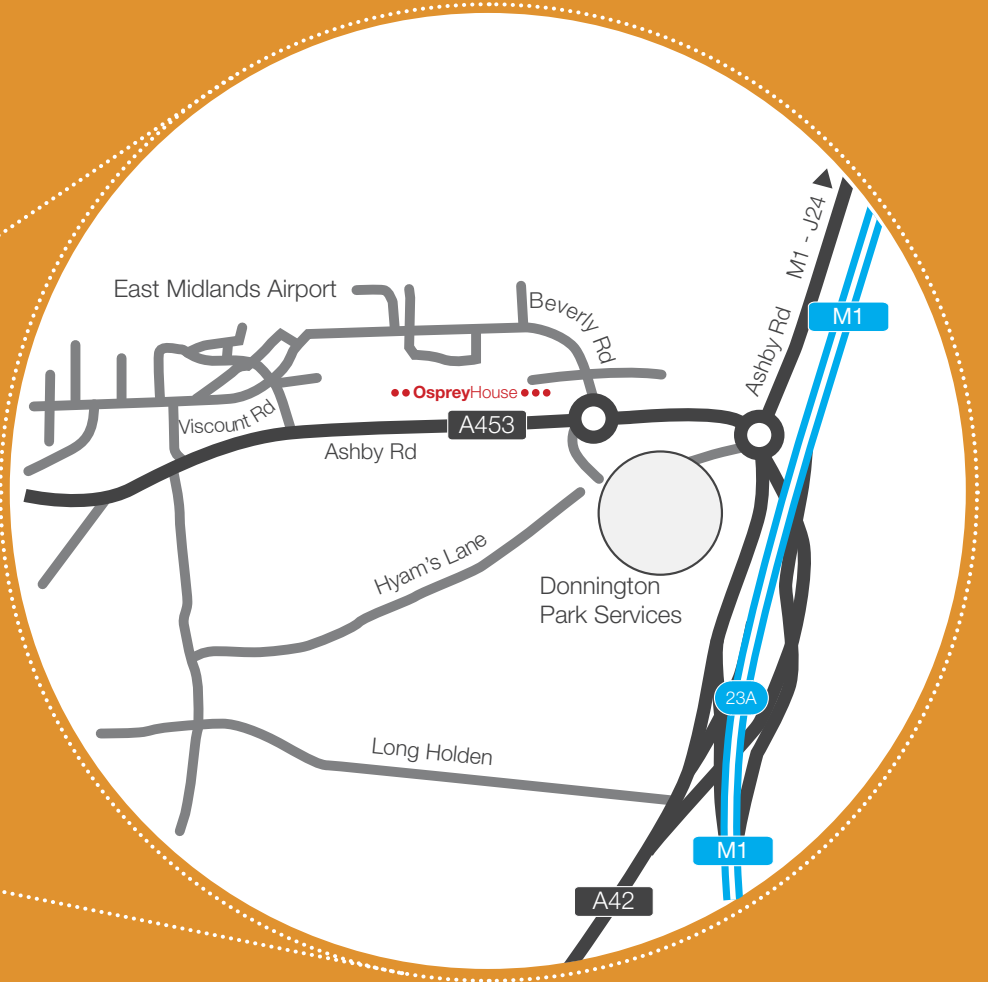
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