

Wetherby Business Park | Wetherby Road | Derby | DE24 8HL

Good quality office suites with allocated parking available immediately

9.05m² to 28.56m²
(97ft² to 307ft²)

- Small self-contained office suites
- Excellent access to the A50, A52 and M1 motorway routes
- Shared kitchen and WC facilities
- Car parking available
- Flexible terms available



TO LET



Location



Gallery



Video



Contact



Location

The property is situated within an established industrial location and occupies a position on the corner of Wetherby Road and Gosforth Road. The site is located just off Ascot Drive which forms the main spine road through the Osmaston Park Industrial Estate, linking London Road/Pride Road through to Osmaston Road and the outer ring road.

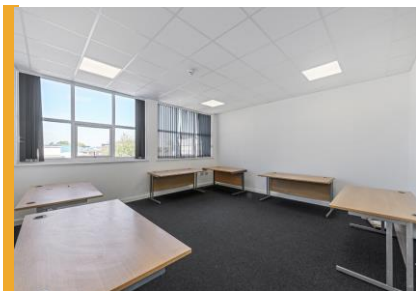
The location offers excellent access to the A50 to the South, and the A52 to the North, both linking with the M1 Motorway.

The Property

The available space is accessed via a self-contained ground floor entrance with a staircase leading up to the first floor. Each suite comes with 1 parking space, and additional parking is available by way of separate negotiation.

- Delivery/post boxes on ground floor
- Communal corridor with shared kitchen & WC's
- LED lighting
- Metered electricity for each suite
- Intercom system
- Each suite provided with desk and chairs
- Cleaner on site once a week





Accommodation/Rent

Description	m ²	ft ²	Rent
Suite 7	14.05	151	£4,600
Suite 8	16.39	176	£4,800
Suite 9	18.52	199	£5,000
Suite 10	9.05	97	£3,000
Total	58.01	623	

(These measurements are given for information purposes only)

Terms

The suites are available by way of a new lease for a minimum term of 1 year and 9 months rolling break. The lease is to be drawn outside the Landlord & Tenant Act 1954.

Service Charge & Insurance

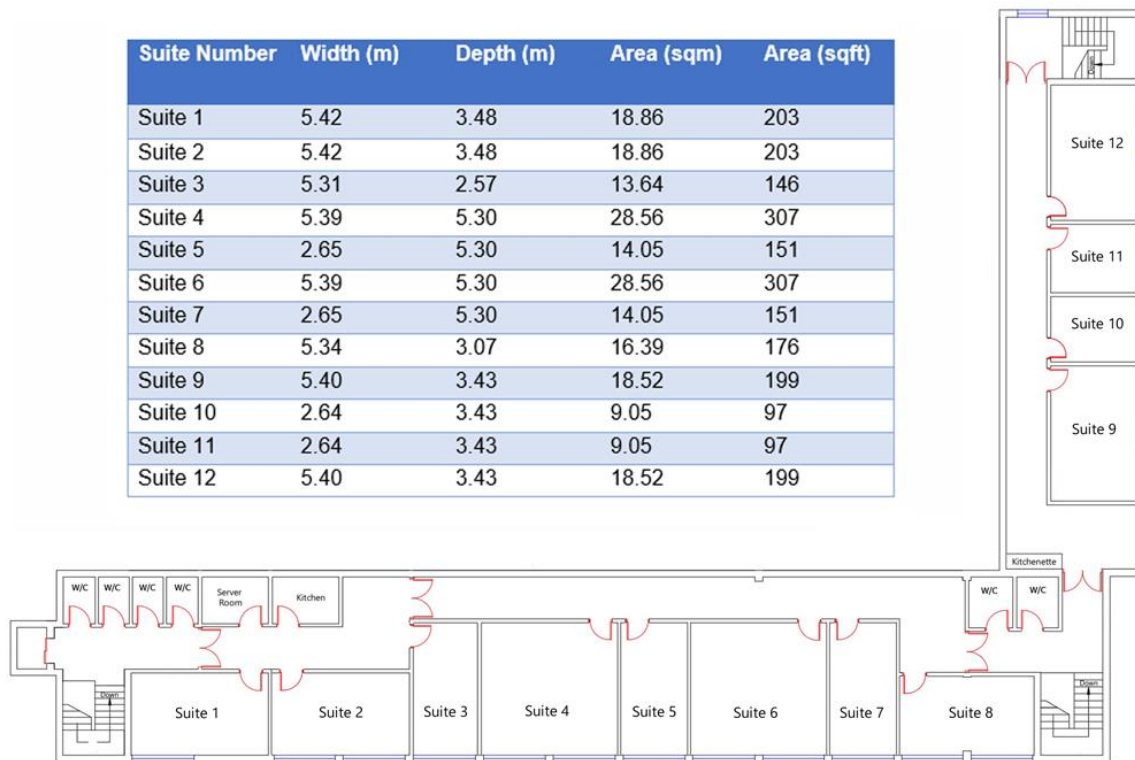
A service charge is not currently applicable.

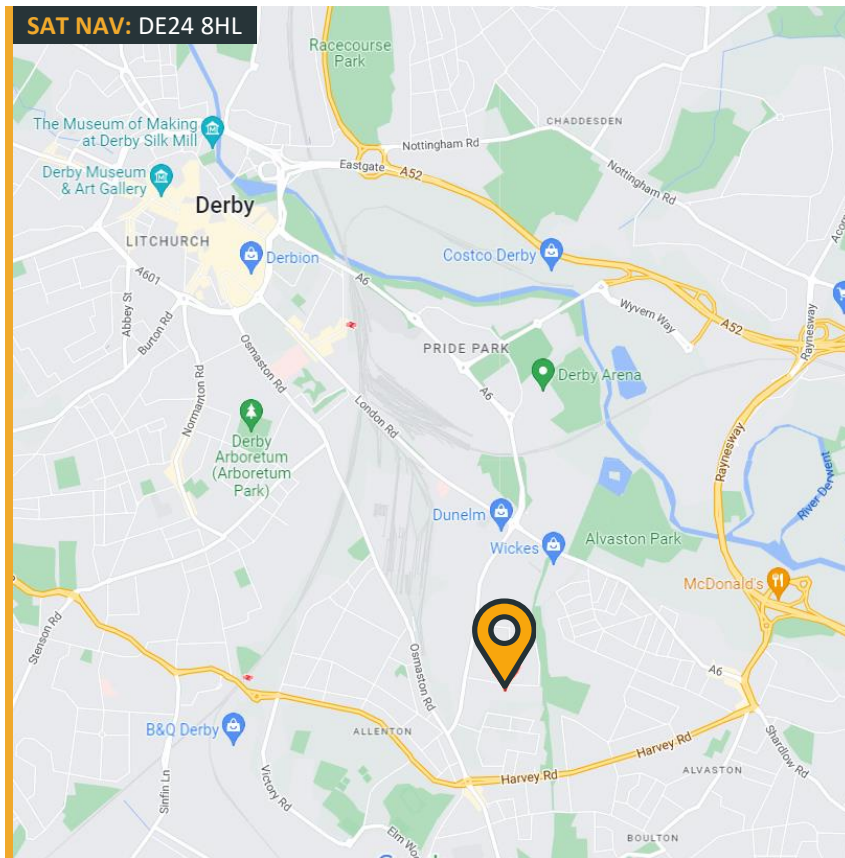
Insurance currently calculates at £0.60 per sq. ft per annum.

Energy Performance Certificate

The EPC Rating for the units is available via the agent.

Suite Number	Width (m)	Depth (m)	Area (sqm)	Area (sqft)
Suite 1	5.42	3.48	18.86	203
Suite 2	5.42	3.48	18.86	203
Suite 3	5.31	2.57	13.64	146
Suite 4	5.39	5.30	28.56	307
Suite 5	2.65	5.30	14.05	151
Suite 6	5.39	5.30	28.56	307
Suite 7	2.65	5.30	14.05	151
Suite 8	5.34	3.07	16.39	176
Suite 9	5.40	3.43	18.52	199
Suite 10	2.64	3.43	9.05	97
Suite 11	2.64	3.43	9.05	97
Suite 12	5.40	3.43	18.52	199



SAT NAV: DE24 8HL

Business Rates

The units will qualify for small business rates relief however, tenants are to make their own enquiries of the Local Authority.

VAT

We understand that VAT is not applicable on the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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22/01/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.