

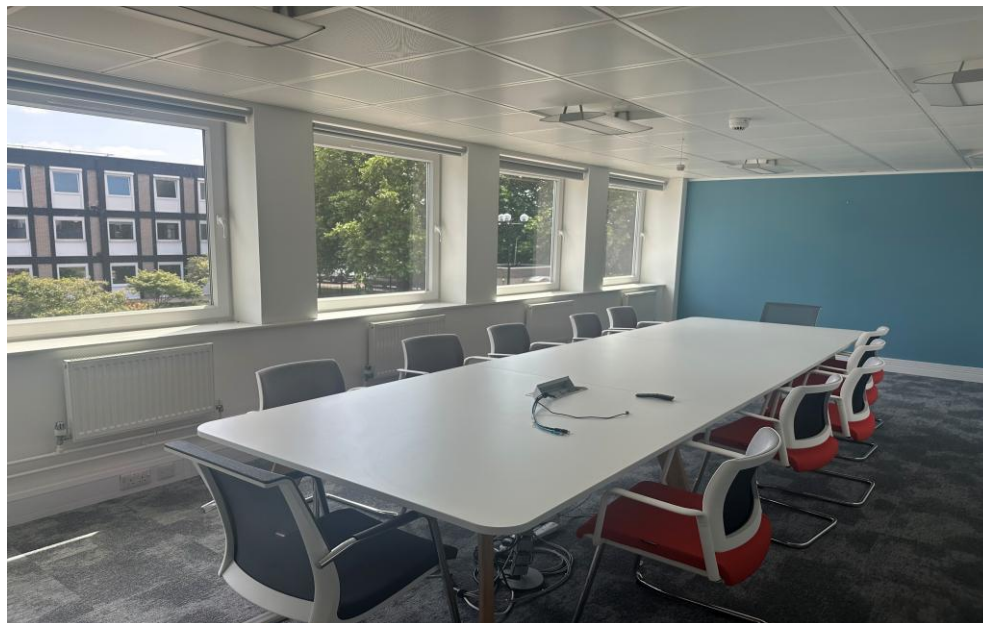


rtc  
Business Park

Main Entrance



Kelvin House  
RTC Business Park  
London Road  
Derby  
DE24 8UP



## A fully fitted office suite with CAT 6 cabling and new office furniture

Immediately available for occupation

- Floor Area: 6,636 sq ft (591.14 sq m)
- Excellent specification with lift access
- On site newly refurbished restaurant/café and conference suite
- Immediately available and ready to move straight in to with no fit out costs
- Accessible location and within a 10 minute walk of Derby Train Station

### The Location

Kelvin House forms part of The RTC Business Park which is prominently located off London Road (A6), approximately half a mile from the railway station (10 minute walk) and two thirds of a mile from Derby City Centre. It is situated approximately five miles west of the M1 motorway (Junction25) which is accessed via the main A52 dual-carriageway to Nottingham (16 miles).

### The Site

The site benefits from good on site car parking and occupiers will have use of the newly refurbished campus restaurant/café facility and conference suite (chargeable when used). In addition there are a number of large outdoor green break out spaces for use by tenants.

### The Property

The first floor suite sits within Kelvin House and provides high quality office space comprising open plan accommodation with meeting rooms. In addition the office comes fully furnished with brand new office furniture. There are shared WC facilities and the tenants will have access to recently refurbished onsite restaurant/café and conference facilities. The specification includes:-

- Open plan floor plate
- Suspended ceilings with integral lighting
- Perimeter trunking with CAT 6 cabling
- DDA compliant
- Integral kitchen
- 24 hour security
- EPC Band D (80)





Conference facilities



Cafe

## Viewing and Further Information

For further details of availability and to arrange a viewing please contact joint agents:-



Sanderson  
Weatherall

Andrew Ellis  
0113 221 6040  
[andrew.ellis@sw.co.uk](mailto:andrew.ellis@sw.co.uk)

Henry Tyrrell  
0113 221 6151  
[henry.tyrrell@sw.co.uk](mailto:henry.tyrrell@sw.co.uk)



Darran Severn  
01332 224 854  
[darran@fhp.co.uk](mailto:darran@fhp.co.uk)

Corbin Archer  
07929 716 330  
[corbinr@fhp.co.uk](mailto:corbinr@fhp.co.uk)