

Unit J | Wyvern Business Park | Stanier Way | Derby | DE21 6BF

Two-storey self-contained office premises situated on Wyvern Business Park, Derby

305m²
(3,283ft²)

- Good quality office accommodation with private entranceway
- Popular business park location next to Pride Park & Indurent Park
- Meeting rooms, breakout rooms, kitchen and W/C facilities
- Air conditioning, raised flooring and suspended ceilings
- Easy access to the A52 and city centre
- 11 car parking spaces
- Rent - £45,000 per annum
- Price - £525,000



**TO LET/
FOR SALE**



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is situated immediately off the A52 dual carriageway which is one of the City's principal routes connecting Junction 25 of the M1 and Nottingham to the east and also provides a direct link to Derby city centre.

More specifically, the property is located on the Wyvern Business Park, which is accessed off Wyvern Way adjacent to Wyvern Retail Park and the new build industrial estate, Indurent Park Derby. It is also situated close by to Pride Park.

The Property

The property comprises a self-contained two-storey office building. The ground floor accommodation provides reception area with kitchen/break out space and partitioned office accommodation. The first floor provides open plan office accommodation with meeting rooms, further W/C's and a kitchen.

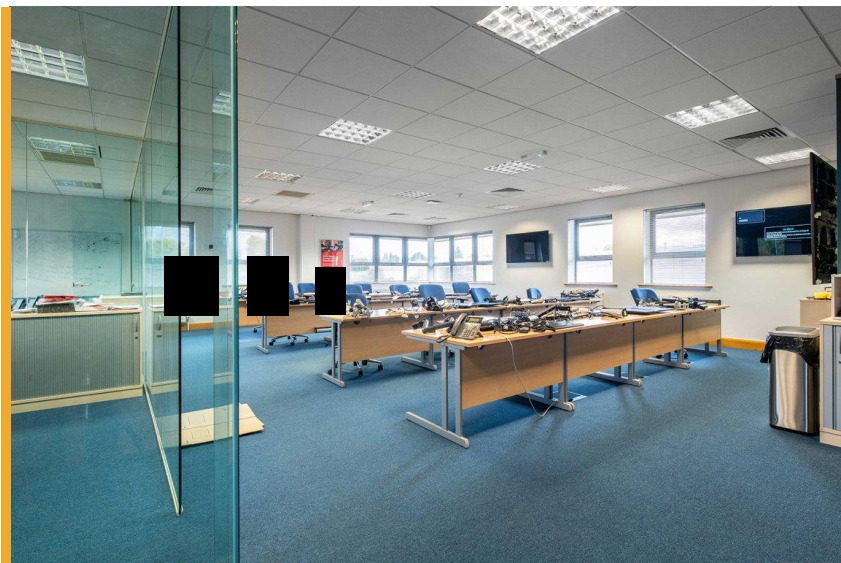
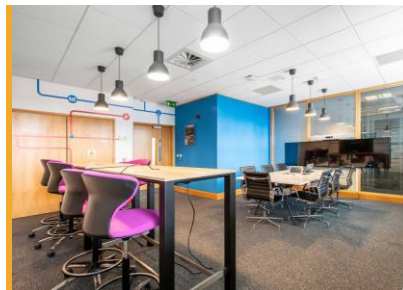
The specification includes:

- Air conditioning
- Raised flooring
- Suspended ceilings with recessed lighting
- Gas central heating
- Parking for approximately 11 vehicles

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





Accommodation

The property has the following approximate net internal floor area:

Unit J Wyvern Business Park	m ²	ft ²
Ground Floor	124	1,560
First Floor	160	1,722
Total	305	3,283

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

The premises hold the following rateable value:

£35,000

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

EPC

The property has an Energy Performance Certificate rating of C (63).

Service Charge

A service charge will be payable for buildings insurance, shared maintenance costs and the estate service charge. Please contact the agent for further information on the annual budget.



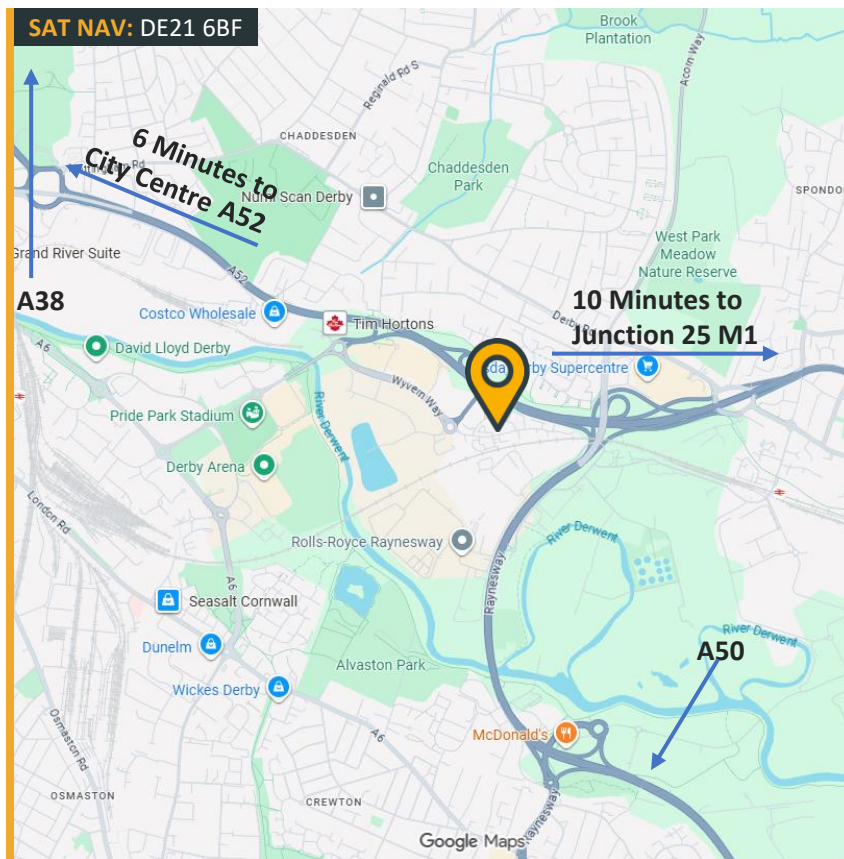
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Rent

The property is available to let by way of new lease terms at a rent of:

£45,000 per annum

Price

Alternatively the freehold of the property is available for a price of:

£525,000

Further Information

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

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21/10/2025

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